

**PUBLIC NOTICE**

**NOTICE OF MORTGAGE FORECLOSURE SALE**

**THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.**

NOTICE IS HEREBY GIVEN, that default has occurred in conditions of the following described mortgage:

DATE OF MORTGAGE: January 5, 2002

MORTGAGOR: Jeffrey Ralph Millner, a single person.

MORTGAGEE:

Homeland Mortgage, LLC.

DATE AND PLACE OF RECORDING: Recorded January 18, 2002 Benton County Recorder, Document No. 282046.

ASSIGNMENTS OF MORTGAGE: Assigned to: First Federal Savings Bank. Dated January 10, 2002 Recorded January 18, 2002, as Document No. 282047. And thereafter assigned to: Washington Mutual Bank, FA. Dated January 10, 2002 Recorded January 18, 2002, as Document No. 282048. And thereafter assigned to: Wells Fargo Bank, NA. Dated April 7, 2007

AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: NONE

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Homeland Mortgage, LLC

RESIDENTIAL MORTGAGE SERVICER: Select Portfolio Servicing, Inc.

MORTGAGED PROPERTY ADDRESS: 264 Birch Drive, Foley, MN

Recorded April 17, 2007, as Document No. A347525. And thereafter assigned to: Specialized Loan Servicing LLC. Dated January 25, 2019 Recorded January 25, 2019, as Document No. 433959. And thereafter assigned to: Federal Home Loan Mortgage Corporation, as trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-3. Dated March 3, 2020 Recorded March 5, 2020, as Document No. 441612.

TAX PARCEL I.D. #: 13.00648.00

LEGAL DESCRIPTION OF PROPERTY: LOT TWENTY-ONE (21), BLOCK SIX (6), FOLEY DEVELOPMENT PLAT IN THE CITY OF FOLEY; COUNTY OF BENTON, STATE OF MINNESOTA.

COUNTY IN WHICH PROPERTY IS LOCATED: Benton

ORIGINA L PRINCIPAL AMOUNT OF MORTGAGE: \$115,000.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$92,702.68

That prior to the commencement of this mortgage foreclosure proceeding Mortgagee/Assignee of Mortgagee complied with all notice requirements as required by statute; That no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof;

PURSUANT to the power of sale contained in said mortgage, the above described property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE: November 16, 2023 at 10:00 AM

PLACE OF SALE: Benton County Sheriff's Office, 581 Highway 23 Northeast Foley, MN

to pay the debt then secured by said Mortgage, and taxes, if any, on said premises, and the costs and disbursements, including attorneys' fees allowed by law subject to redemption within six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns unless reduced to Five (5) weeks under MN Stat. §580.07.

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TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 580.23 is 11:59 p.m. on May 16, 2024, unless that date falls on a weekend or legal holiday, in which case it is the next weekday, and unless the redemption period is reduced to 5 weeks under MN Stat. Secs. 580.07 or 582.032.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None

THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED."

Dated: September 11, 2023

Federal Home Loan Mortgage Corporation, as trustee

Mortgagee/Assignee of Mortgagee

LIEBO, WEINGARDEN, DOBIE & BARBEE, P.L.L.P. Attorneys for Mortgagee/Assignee of Mortgagee

4500 Park Glen Road #300 Minneapolis, MN 55416 (952) 925-6888

38 - 23-005114 FC

IN THE EVENT REQUIRED BY FEDERAL LAW: THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

Pursuant to the provisions of Minnesota Statutes 580.07, the foregoing foreclosure sale is postponed until February 22, 2024 at 10:00 AM at the Benton County Sheriff's Office, 581 Highway 23 Northeast Foley, MN, in said county and state.

Dated: January 9, 2024.

Federal Home Loan Mortgage Corporation, as Trustee

Mortgagee/Assignee of Mortgagee

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Dated: November 14, 2023.

FORECLOSURE SALE

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Dated: November 14, 2023.

Federal Home Loan Mortgage Corporation, as Trustee

**REGULAR MEETING  
SAUK RAPIDS CITY COUNCIL  
SAUK RAPIDS GOVERNMENT CENTER,  
250 Summit Ave N.  
Monday, December 11, 2023  
6:00PM  
MINUTES**

**1. Call to Order and Pledge of Allegiance**

Mayor Kurt Hunstiger called the meeting to order at 6:00 p.m. All Members present.

**2. Additions or Changes to the Agenda**

Ross Olson noted that a revised agenda item 9-A was placed on the dais prior to the start of the meeting. Olson also requested to add Approve Project to Refurbish Police Department Office for Two Investigators as agenda item 9-K.

**3. Approve the Agenda**

**Motion:** Moved by Councilperson Ellering and seconded by Councilperson Thronson to approve the agenda as amended. Motion carried unanimously.

**4. Approve Minutes**

**A. 11-27-2023 Regular City Council Meeting Minutes**

**Motion:** Moved by Councilperson Seamans and seconded by Councilperson Sauer to approve the 11-27-2023 Regular City Council Meeting Minutes. Motion carried unanimously.

**5. Receive and File**

NONE

**6. Mayor's Communications**

**• Emergency Sensory Kits Donation to Sauk Rapids Police Department**-Mayor Hunstiger introduced Assistant Chief of Police, Brent Bukowski, and Police Officer, Masen Barton, who discussed how the sensory kits that were donated to the Sauk Rapids Police Department from Rinke Noonan work. The kits are intended to enhance the ability to serve those with autism in the time of a crisis.

Officer Barton and Assistant Police Chief Bukowski explained that it is their goal to have a sensory kit in each of the police department's marked squad cars. Bukowski pointed out that the Sauk Rapids Police Department also requires more training in responding to calls involving individuals with autism than what is mandated through new police reform laws.

Officer Barton shared a personal experience that he recently had in responding to a situation involving a person who had autism and was non-verbal. He said that following this experience, he brainstormed and researched ways in which to better equip officers in responding to these types of situations. Officer Barton noted that he wanted to be able to have more tools available to not only help officers, but he also wanted to better help people with autism or who are non-verbal when they are in a high stress/emergency situation. He explained that he was able to find the sensory kits that Rinke Noonan helped the department to purchase on the Bit of Grace website.

**7. Audience Items/Visitors Total Time Limit 2 Minutes for Items NOT on the Agenda**

NONE

**8. Public Hearings**

**A. Applicant**

City of Sauk Rapids

**Purpose**

To Discuss the City's Proposed Budget and Property Tax Levy for 2024

1. Open Public Hearing
2. Close Public Hearing

**Motion:** Moved by Councilperson Sauer and seconded by Councilperson Thronson to close the public hearing. Motion carried unanimously.

3. Consider Action

**Motion:** Moved by Councilperson Sauer and seconded by Councilperson Seamans to adopt the Resolution Adopting the 2024 Property Tax Levy. Motion carried unanimously.

**Motion:** Moved by Councilperson Sauer and seconded by Councilperson Thronson to adopt the Resolution Adopting the 2024 General Fund Budget. Motion carried unanimously.

**Motion:** Moved by Councilperson Sauer and seconded by Councilperson Ellering to adopt the Resolution Adopting the 2024 Enterprise Fund Budgets. Motion carried unanimously.

**B. Applicant**

Patrick and Victoria Welty

**Purpose**

To Consider a Variance That Would Allow a Single-Story Building To Be Constructed On a Corner Lot Rather Than a Two-Story As Required in the Historic Downtown Ordinance

1. Open Public Hearing
2. Continue Public Hearing

**Motion:** Moved by Councilperson Ellering and seconded by Councilperson Thronson to continue the public hearing at the January 8th Regularly Scheduled City Council Meeting. Motion carried unanimously.

**C. Applicant**

City of Sauk Rapids

**Purpose**

To Consider the making of the 2024 Overlay Improvements

1. Open Public Hearing
2. Close Public Hearing

**Motion:** Moved by Councilperson Sauer and seconded by Councilperson Thronson to close the public hearing. Motion carried unanimously.

3. Consider Action

**Motion:** Moved by Councilperson Sauer and seconded by Councilperson Seamans to approve the Resolution Authorizing Preparation of Plans and Specifications for the 2024 Overlay Improvements project. Motion carried unanimously.

**9. Consent Agenda**

A. Approve Cancellation of August 12, 2024 City Council Meeting Due to State Primary Election Set-Up

B. Approve Personnel Policy Updates

C. Authorize Staff to Execute the Application and Agreement to Enter Sauk Rapids in the Minnesota Cities Participation Program

D. Approve Three-Year Contracts with AFSCME Local 748, Law Enforcement Labor Services (LELS Local 366 and LELS Local 463 (Sergeants)

E. Authorize Staff to Execute a 36-Month Contract with Vonage for Citywide Phone System

F. Authorize SEH to Prepare a Quote Package for Winter Tree Clearing for the 2024 2nd Avenue South Improvements Project—Pulled for Discussion

G. Approve Obtaining GeoComm User Subscriptions

H. Approve SEH 2024 Hourly Rate Schedule

I. Authorize SEH to Prepare a Feasibility Study and Proceed with Topographic Survey for the 2026 Second Avenue South Improvements Project

J. Authorize SEH to prepare Plans & Specifications for the 2024 Private Lead Water Service Line Replacement Project

K. Approve Project to Refurbish Police Department Office for Two Investigators

**Motion:** Moved by Councilperson Thronson and seconded by Councilperson Ellering to approve consent agenda item 9A-9E and 9G-9K. Motion carried unanimously.

9-F. Authorize SEH to Prepare a Quote Package for Winter Tree Clearing for the 2024 2nd Avenue South Improvements Project

**Motion:** Moved by Councilperson Sauer and seconded by Councilperson Ellering to Authorize SEH to Prepare a Quote Package for Winter Tree Clearing for the 2024 2nd Avenue South Improvements Project. Motion carried unanimously.

**10. Regular Agenda**

**A. 2024 2nd Avenue South Improvements**

**Motion:** Moved by Councilperson Ellering and seconded by Councilperson Thronson to approve the Resolution Approving the Plans and Specifications and Authorizing the Advertising for Bids for the 2024 2nd Avenue South Improvements project contingent upon approval from the Minnesota Department of Transportation. Motion carried unanimously.

**11. Other Staff Items**

**A. Utilities Department Update-Craig Nelson, Utilities Director**

Craig Nelson, Utilities Director, provided an update/recap of all that has taken place with the Utilities Department since his last presentation to the City Council. Nelson noted that 12 million more gallons of water was sold in 2023 than in 2021, which was a record. Nelson provided an updated on the status of the city's wells. He also briefly discussed the PFAS Abatement Plan. Nelson stated that along with SEH, his department has assisted with helping 32 homeowners with the replacement of galvanized water services through a grant. Nelson explained that the new Southside Lift Station has been a huge time saver for the utilities department with the need to pull pumps going from five times a week to once a year.

**B. Vision Next 2040 Comprehensive Plan Open House**

Todd Schultz stated that the City of Sauk Rapids will be holding an open house on December 19th from 4:00pm to 6:00pm to answer questions related to the new Comprehensive Plan entitled "Vision Next 2040 Comprehensive Plan". The open house will take place at the Sauk Rapids Government Center. Schultz stated that the meeting has been advertised in the Sauk Rapids Herald and posted appropriately. Partners and townships have also been invited.

**C. 220 2nd Ave North Property**

Todd Schultz advised the City Council that the EDA officially purchased the home at 220 2nd Ave North, which is near Rock Creek Coffee. This home will be demolished once the previous owners move out.

**12. Other Council Items and Communications**

**A. Thank You-Councilperson Sauer** extended a thank you to the city staff, organizers, and volunteers of the Jingle & Mingle event this past weekend. He stated that although the weather wasn't ideal, the participants appeared to appreciate and enjoy the planned events.

**13. Approve List of Bills and Claims**

**Motion:** Moved by Councilperson Thronson and seconded by Councilperson Seamans to approve the List of Bills and Claims. Motion carried unanimously.

**14. Adjournment**

Mayor Hunstiger stated that before the last City Council meeting of 2023 adjourns, he wanted to thank all of the City staff for all of their hard work as he realizes that it was another busy year in the City of Sauk Rapids. Mayor Hunstiger also thanked his fellow City Council members for their dedication. He pointed out that in addition to the monthly meetings, all of his fellow City Council members serve on various other committees while also working full-time jobs. Lastly, Mayor Hunstiger thanked the residents for allowing him and the City Council to represent them.

Mayor Hunstiger wished everyone a very Merry Christmas and a Happy New Year.

**Motion:** Moved by Councilperson Thronson and seconded by Councilperson Ellering to adjourn the meeting. Motion carried unanimously.

Mayor Hunstiger adjourned the meeting at 7:10pm

**CONCILIATION COURT SUMMONS**

STATE OF MINNESOTA  
COUNTY OF BENTON  
IN DISTRICT COURT  
SEVENTH JUDICIAL  
DISTRICT  
Court File No:  
05-CO-23-215  
Case Type: Conciliation

**Shetland, LLC, Firstmark, LLC vs Russell Moss**

**1. You are summoned to appear at a hearing in this Conciliation Court (Small Claims Court) case.** This means you must appear at the hearing scheduled for:

*Setting:* March 18, 2024

*Time:* 2:00 PM

*Hearing Type:* Conciliation  
Hearing

*Location:* REMOTE

Before the presiding judge at the following location:

**Benton County  
District Court  
615 Highway 23,  
PO Box 189  
Foley MN 56329  
(320) 968-5205**

**2. If the defendant does not appear at the hearing, the plaintiff may win this case by default, which means the plaintiff could be awarded a money judgment against the defendant. The judgment could include the amount the plaintiff requested in the Statement of Claim as well as other fees and costs approved by a judicial officer.**

**3. If the plaintiff does not appear at the hearing, this case may be dismissed. If the defendant has filed a counterclaim, then a default judgment could be entered against the plaintiff.**

4. The Defendant may bring a counterclaim against the Plaintiff. A counterclaim must be filed at least seven days before the Conciliation Court hearing.

Dated: December 20, 2023

Megan Bergman  
Court Administrator  
Benton County District Court  
615 Highway 23,  
PO Box 189  
Foley MN 56329  
(320) 968-5205

cc. ELIZABETH JOANNA HALET

Forms and instructions are available on the court's website starting at <http://mncourts.gov/GetForms.aspx?c=10>.

More information about Conciliation Court is available online at <http://mncourts.gov/Help-Topics/Conciliation-Court.aspx>.

If you have questions about this matter, consider contacting one of the self-help centers (statewide or local): <http://mncourts.gov/Help-Topics/Self-Help-Centers.aspx>.  
R-1-3B

**DOCUMENT 00 11 13  
ADVERTISEMENT FOR BIDS**

Sealed bids will be received by

**INDEPENDENT SCHOOL DISTRICT 47  
SAUK RAPIDS-RICE PUBLIC SCHOOLS**

for 2024 Pavement Rehabilitation at Sauk Rapids-Rice High School until 2:00 PM, February 1, 2024, at which time they will be publicly opened and read aloud. Bidders are invited to attend. Bids received after this time will be returned unopened.

Bids shall be upon form provided in the Bidding Documents. Envelopes containing bids must be sealed and marked "2024 Pavement Rehabilitation at Sauk Rapids-Rice High School", with the name and address of the bidder, and the date and hour of the opening. Bids shall be delivered to:

Independent School District 47  
District Office Second Floor Door 2  
1833 Osauka Road NE  
Sauk Rapids, MN 56379

The complete form shall be without alterations, additions, or erasures. All bids shall be on a lump sum basis. The Owner reserves the right to reject any or all bids and to waive any irregularities in bids.

Direct communications regarding this Project to the Project Manager, Brent Boelter, Inspec, 763-546-3434.

Bidding Documents are available for a fee via digital download at [www.questcdn.com](http://www.questcdn.com) or [www.inspec.com](http://www.inspec.com). Contact QuestCDN.com at 952-233-1632 or [info@questcdn.com](mailto:info@questcdn.com) for assistance in free membership registration, downloading, and working with this digital project information. Plan Holders are parties that have downloaded the plans and specifications. Plan holders will be notified via email as addenda are issued.

Copies of the Bidding Documents will be on file and available for inspection at Inspec, 5801 Duluth Street, Golden Valley, Minnesota 55422.

Each bidder shall accompany the Bid Form with Bid Security and the Responsible Contractor's Affidavit as described in the Instructions to Bidders.

Bid result information may be viewed at [www.questcdn.com](http://www.questcdn.com) or [www.inspec.com](http://www.inspec.com)

A pre-bid conference will be held at 10:00 AM, January 23, 2024, at the Sauk Rapids-Rice High School, 1835 Osauka Road NE, Sauk Rapids, Minnesota. Attendees shall meet in the north parking lot, near the receiving dock.  
R-2-2B