

PETITION FOR THIRD PARTY CUSTODY

STATE OF MINNESOTA COUNTY OF STEARNS DISTRICT COURT SEVENTH JUDICIAL DISTRICT FAMILY COURT DIVISION CASE TYPE: CUSTODY FILE NO. 73-FA-24-2268

and is presently 42 years old. The presumed father has been incarcerated several times throughout the last year and his whereabouts are unknown to Petitioner at this time.

Respondent has recently stated on social media that the vehicle in which Petitioner believes she has been residing was totaled and that she was being evicted from the storage unit she previously referenced living in. It is unclear at present where she resides.

their present state.

24. Petitioner does not receive any form of public assistance.

25. Petitioner is unaware of whether either parent receives any other form of public assistance, but knows the children are covered under one of the parents through the state for medical insurance.

26. Petitioner incurs work-related child-care costs for the subject minor children in the amount of \$1,020 per month (\$760 per month for Vincent, \$260 per month for Alister).

WHEREFORE, Petitioner prays for the Judgment and Decree of this Court as follows:

CUSTODY AND PARENTING TIME

1. Granting Petitioner permanent sole legal and physical custody of the minor children.

2. Reserving parenting time/visitation for Respondent.

3. Reserving the issue of child support for the minor parties.

ATTORNEY FEES

4. Ordering that the parties be responsible for their own attorneys' fees and suit costs incurred incident to this proceeding.

RESTRAINTS

5. Restraining both parties from annoying, molesting or interfering with each other in any manner whatsoever during the pendency of this proceeding.

6. Restraining both parties from annoying, molesting or interfering with the minor children during the pendency of this proceeding.

SUCH OTHER

7. For such other and further relief as the Court deems just, fair and equitable in the premises.

TOEPFER AT LAW, PLLC Dated: 03/06/2024

/s/ Anthony E. Toepfer Anthony E. Toepfer, #0394858 58 South 10th Avenue Waite Park, Minnesota 56303 (320) 497-4416 Tony@ATonyAtLaw.com

The undersigned hereby acknowledges that sanctions may be imposed if the Court determines that the provisions of MINN. STAT. § 549.211, SUBD. 2 have been violated.

/s/ Anthony E. Toepfer Anthony E. Toepfer, #0394858 H-23-2B

7. To Petitioner's knowledge, there is no court order related to paternity of the minor children, but Petitioner believes neither Respondent would contest that Benjamin Spoden is the biological father. If a recognition of parentage was signed, Petitioner is not aware of it. Petitioner has knowledge that Respondent and the presumed father have been in a long-standing romantic relationship, the children lived with both parents from birth until approximately age 2, and it is reasonable to presume both Respondent and Benjamin Spoden are the biological parents of the children.

8. The children were in one or both of the biological parents' care from birth until the children were placed into Petitioner's care by Respondent.

9. A Delegation of Parental Authority was executed giving Petitioner temporary ability to properly care for the children. This was renewed prior to the presumed father's arrest, and it remains valid at this time.

10. Neither biological parent has made any attempt to take the children back from Petitioner.

11. Petitioner is seeking custody of the children as a de Facto Custodian. The children have lived with him exclusively in excess of 12 months of the last 24 preceding initiation of this proceeding.

12. Respondent has stated they will not give up custody of the children and have threatened to take them from Petitioner but have not done so. Neither parent has had significant involvement with the children since August of 2022.

13. There is no court order stating that Respondent cannot legally care for the children to the best of Petitioner's knowledge. However, there is a no contact order between the Respondent and the presumed father, preventing the father from contacting Respondent.

14. The presumed father has been in and out of police custody for various reasons, including protective order violations.

15. Additionally,

17. Since August 29, 2022, Petitioner has been the children's sole caretaker. The children were provided to him at ages 4 and 5, both still in diapers. V.S. was non-verbal, had difficulty with motor skills, and severe anger issues. He has since been approved for special education services. Prior to being in Petitioner's care, the children had never seen a dentist.

18. Respondent and the children's presumed father have a history of substance abuse. The presumed father has had a history of excessive and problematic alcohol consumption. Respondent has a history of drug use. Petitioner is concerned about use of drugs for the presumed father over the course of the year and for ongoing use on the part of Respondent.

19. The children are well adjusted to Petitioner's home at this point, and it is in their best interest to remain in his care. Visitation for Respondent should depend upon Respondents completing drug and alcohol treatment, obtaining valid employment and housing, and that any visitation in the near term be supervised.

20. Petitioner resides with his girlfriend and her 14-year-old son, all of whom the subject children have grown attached to and familiar and comfortable with.

21. To Petitioner's knowledge, there is no child support order presently in place.

22. Petitioner is self-employed and presently earns approximately \$10,000 per month.

23. Respondents, to Petitioner's knowledge, are both presently unemployed and lack the ability to contribute to the care of the minor children in

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE: default has occurred in the following mortgage and all conditions in Minn. Stat. §580.02 have been met.

MORTGAGOR: David J. Stadther; MORTGAGEE: First State Bank of Sauk Centre MORTGAGE, ORIGINAL PRINCIPAL: \$99,000 MORTGAGE, DATE: Dec. 18, 2019

M O R T G A G E , RECORDING DATE: Jan. 17, 2020 Doc: A1561274 with the Stearns County Recorder MORTGAGE, AMOUNT DUE AS OF DATE OF NOTICE: \$111,743.63

LEGAL DESCRIPTION: The North Half of the Southwest Quarter (N 1/2 of SW 1/4) and that part of the Southwest Quarter of the Southwest Quarter (SW 1/4 of SW 1/4), all in Section 26, Township 123, Range 34 lying Northerly of the right of way of Minneapolis, St. Paul & Sault Ste. Marie Railway Company as now located and constructed. Less and except 1/2 acre

described as follows: Beginning at a point on the Northerly boundary of said right of way 646 feet Southeasterly from its intersection with the West line of the SW 1/4 of SW 1/4 of said Section 26; thence Southeasterly along said right of way a distance of 16 rods; thence Northeasterly and at right angles thereto 5 rods to a stake; thence at right angles and parallel with the centerline of the main track of said Railway Company a distance of 16 rods; thence at right angles in a Southwesterly direction 5 rods to the place of beginning.

ALSO EXCEPT: All that part of the following described tract: The W 1/2 of SW 1/4 of Section 26, Township 123, Range 34 lying Northeasterly of the said Railway, which lies Southwesterly of a line run parallel with and distant 75 feet Northeasterly of the following described line: Beginning at a point on the Westerly boundary of said Section 26 distant 1258.1 feet Northerly of the Southwest

corner thereof; thence run Southeasterly at an angle of 70°28' with said Westerly boundary for a distance of 251.7 feet; thence deflect to the right on an 01°15' curve, delta angle 06°35' for a distance of 526.7 feet; thence on a tangent to said curve for a distance of 800 feet and there terminating, except therefrom the right of way of the existing highway.

PROPERTY ADDRESS: 39062 State Hwy 55, Belgrade, Stearns County, MN 56312. Property IDs: 07.04021.0000 & 07.04021.0005

TIME/PLACE OF SALE: Thursday, July 18, 2024 at 10AM at the Stearns County Law Enforcement Center, 807 Courthouse Square, St. Cloud, MN 56303

REDEMPTION PERIOD: Unless the mortgage is reinstated under Minn. Stat. §580.30 or the property is redeemed under Minn. Stat. §580.23, you must vacate the premises by 11:59 p.m. on July 18, 2025. 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 CONTAIN A RESIDENTIAL DWELLING WITH FEWER THAN FIVE UNITS, ARE NOT USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

DATED: June 6, 2024 Sandvig Law PLLC By: Aaron Sandvig, attorney for mortgagee PO Box 432 Sauk Centre, MN 56378 320-433-1943

THIS IS AN ATTEMPT TO COLLECT A DEBT H-23-6B

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 the conditions of the following described mortgage: Mortgagor: Mark Joseph Bauer, a married man Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Quicken Loans Inc., its successors and assigns Dated: April 9, 2019 Recorded: May 3, 2019 Stearns County Recorder Document No. A1542799 Assigned To: Rocket Mortgage, LLC, FKA Quicken Loans, LLC Dated: May 16, 2022 Recorded: May 18, 2022 Stearns County Recorder Document No. A1632805 Transaction Agent: Mortgage Electronic Registration Systems, Inc. Transaction Agent Mortgage Identification Number: 100039034256779630 Lender or Broker: Quicken Loans Inc. Residential Mortgage Servicer: Rocket Mortgage, LLC Mortgage Originator: Quicken Loans Inc.

LEGAL DESCRIPTION OF PROPERTY: Land situated in the County of Stearns in the State of MN Lot Thirteen (13) of Block Eight (8) in Centennial Addition to the city of St. Cloud, Minnesota, according to the plat thereof on file and of record in the office of the register of deeds in and for Stearns County This is Abstract Property. TAX PARCEL NO.: 82.45074.0000 ADDRESS OF PROPERTY: 1012 Borgert Ave N Saint Cloud, MN 56303 COUNTY IN WHICH PROPERTY IS LOCATED: Stearns ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$152,000.00 AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$160,949.79

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 to recover the debt then remaining secured by such mortgage, or any part thereof, or, if the action or proceeding has been instituted, that the same has been discontinued, or that an execution upon the judgment rendered therein has

been returned unsatisfied, in whole or in part; 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: August 6, 2024, 10:00 AM PLACE OF SALE: Law Enforcement Center, 807 Courthouse Square, St. Cloud, 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 6 Months from the date of said sale by the mortgagor(s), their personal representatives or assigns. DATE TO VACATE PROPERTY: The date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under Minnesota Statutes section 580.30 or the property redeemed under Minnesota Statutes section 580.23 is February 6, 2025 at 11:59 p.m. M O R T G A G O R (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: June 3, 2024 Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., Assignee of Mortgagee By: HALLIDAY, WATKINS & MANN, P.C. Attorneys for: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., Assignee of Mortgagee 1333 Northland Drive, Suite 205 Mendota Heights, MN 55120 801-355-2886 651-228-1753 (fax)

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 6/6, 6/13, 6/20, 6/27, 7/4, 7/11 MN11432 H-23-6B

SUMMONS NOTICE

STATE OF MINNESOTA COUNTY OF STEARNS DISTRICT COURT SEVENTH JUDICIAL DISTRICT FAMILY COURT DIVISION CASE TYPE: CUSTODY FILE NO. 73-FA-24-2268

SUMMONS

In re: the Custody of A.S. and V.S., Daniel A. Spoden, Petitioner, and Anna Helen Hoeschen Respondents.

TO THE ABOVE-NAMED RESPONDENT:

You are hereby summoned and required to serve upon the Petitioner's attorney an Answer to the Complaint which is herewith served upon you within twenty (20) days after service of this Summons upon you, exclusive of the date of service. If you fail to do so, judgment by default will be taken against you for the relief demanded in the complaint. Acknowledgment: 1. I am not serving or filing this document for any improper purpose, such as to harass or to cause unnecessary delay or

needless increase in the cost of litigation.

2. The claims, defenses, and other legal contentions therein are warranted by existing law or by a non-frivolous argument for the extension, modification, or reversal of existing law or the establishment of new law.

3. The allegations and other factual contentions have evidentiary support or, if specifically so identified, are likely to have evidentiary support after a reasonable opportunity for further investigation or discovery.

4. The denials of factual contentions are warranted on the evidence or, if specifically so identified, are reasonably based on a lack of information or belief.

5. The court may impose an appropriate sanction upon the attorneys, law firms, or parties that violate the above stated representations to the court or are responsible for the violation. TOEPFER AT LAW, PLLC Dated: 03/08/2024 /s/ Anthony E. Toepfer Anthony E. Toepfer, #0394858 58 South 10th Avenue Waite Park, Minnesota 56303 (320) 497-4416 Tony@ATonyATLaw.com H-23-2B

Notice of Application for a Livestock Feedlot Permit

Notice is hereby given per Minnesota Statutes, Sec 116, that Arnold and Kris Gruenes, dba Timber Hill Growers North, has made application to County of Todd and Minnesota Pollution Control for a permit to construct or expand an existing feedlot with a capacity of more than 500 Animal Units (AU). The existing feedlot is located in the NW qtr. 1/4 Section 29, Birchdale Township, Todd County, MN. The existing facility consists of 999 head of various types of stock cattle for a total of 999 AU. The existing facility consists of partial confinement barns, open dirt lots with runoff controls, and two earthen liquid storage basins. Manure will be stored in a pack in the open lots with runoff controls and in clay lined earthen manure pits and a cement stacking slab. The final capacity will be 2190 head of various types of stock cattle (2190 animal units). This publication shall constitute as notice to each resident and each owner of real property within 5,000 feet of the perimeter of the feedlot as required by Minnesota State Law. Published at the request of Arnold and Kris Gruenes. Published in the Sauk Centre Herald, on the 6th of June 2024. H-23-1B

City of Sauk Centre Notice of Public Hearing Variance Request

Notice is hereby given that the Sauk Centre Planning Commission acting as the Board of Adjustments will conduct a public hearing on Tuesday, July 9, 2024 at 4:30 PM, or shortly thereafter as practical, in the Council Chambers of City Hall, to consider a variance, on behalf of Kelly Kerfeld doing business as S. William Property Management LLC.

The variance if granted, would allow for an accumulative total of 2,088 square feet of attached and detached accessory structure square footage where normally 1,800 square feet is allowed. For the property located on 708 8th Street South, legal description is on file at City Hall.

Any persons having an interest in this matter will have the opportunity to be heard. Written comments will be accepted until the time of hearing. Materials related to this request can be reviewed within the Planning & Zoning Office of City Hall. /s/ Sarah Morton City Planner/Zoning Administrator

Published: June 6, 2024 H-23-1B

CERTIFICATE OF ASSUMED NAME Minnesota Statutes Chapter 333

ASSUMED NAME: Horst Wood Products. PRINCIPAL PLACE OF BUSINESS IS: 44287 STERLING RD, SAUK CENTRE, MN 56378 USA.

APPLICANT(S): Scott Horst, 44287 STERLING RD, SAUK CENTRE, MN 56378 USA.

By typing my name, I, the undersigned, certify that I am signing this document as the person whose signature is required,

or as agent of the person(s) whose signature would be required who has authorized me to sign this document on his/her behalf, or in both capacities. I further certify that I have completed all required fields, and that the information in this document is true and correct and in compliance with the applicable chapter of Minnesota Statutes. I understand that by signing this document I am subject to the penalties of perjury as set forth in Section 609.48 as if I had signed this document under oath. /s/ Scott Horst 06/03/2024 H-23-2B

PUBLIC NOTICE OF ABANDONED VEHICLE (Official Publication) NOTICE OF SALE

The personal property as follows, to-wit: 2002 Crestliner Boat VIN# NOR82695J102 received from insurance auction, Copart 200 county Road 159, Avon, County of Stearns. The registered owner or lienholder has the right to re-

claim the vehicle under section 168B.051.

Failure to claim the described vehicle under section 168B.051 is deemed to waive any right to reclaim the vehicle and consents to the disposal or sale of vehicle. 735 12th St S Sauk Centre, MN 56378 H-23-3B