

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: May 4, 2018

MORTGAGOR: Nathaniel D Scott as Single Man.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc. as nominee for American Heritage National Bank its successors and assigns.

DATE AND PLACE OF RECORDING: Recorded May 25, 2018 Benton County Recorder, Document No. 429551.

ASSIGNMENTS OF MORTGAGE: Assigned to: PennyMac Loan Services, LLC. Dated January 18, 2022 Recorded January 18, 2022, as Document No. 458186.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 1002976-3000098090-8

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: American Heritage National Bank

NOTICE OF MORTGAGE FORECLOSURE SALE

RESIDENTIAL MORTGAGE SERVICER: PennyMac Loan Services, LLC

MORTGAGED PROPERTY ADDRESS: 10029 Mayhew Lake Road Northeast, Sauk Rapids, MN 56379

TAX PARCEL I.D. #: 070007300

LEGAL DESCRIPTION OF PROPERTY:

The land referred to herein is situated in the state of Minnesota, Benton County described as follows: The North 141.0 feet of the South 256.0 feet of the East 130.5 feet of the Southeast Quarter of the Northeast Quarter (SE 1/4 of NE 1/4) of Section Seven (7), Township Thirty-seven (37) North, Range Thirty (30) West BENTON COUNTY IN WHICH PROPERTY IS LOCATED: Benton

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$127,929.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$125,741.72

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: July 25, 2024 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.

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 January 27, 2025, 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: May 20, 2024 PennyMac Loan Services, LLC 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 131 - 24-003519 FC

IN THE EVENT REQUIRED BY FEDERAL LAW: THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. R-21-6B

SPECIAL MEETING SAUK RAPIDS CITY COUNCIL SAUK RAPIDS GOVERNMENT CENTER, 250 Summit Ave N. Monday, June 3, 2024 6:00PM MINUTES

- 1. Call to Order and Pledge of Allegiance Acting Mayor Nick Sauer called the meeting to order at 6:00pm. Members present: Jason Ellering, Ellen Thronson, and Dottie Seamans. Members absent: Kurt Hunstiger
2. Consent Agenda A. Approve Assistant Finance Director Job Description, Evaluation, and Authorize Staff to Post And Advertise the Position-Pulled for Clarification Motion: Moved by Councilperson Ellering and seconded by Councilperson Thronson to approve consent agenda item 2-A. Motion carried unanimously.
3. Adjournment Motion: Moved by Councilperson Thronson and seconded by Councilperson Seamans to adjourn the meeting. Motion carried unanimously. Acting Mayor Sauer adjourned the meeting at 6:10pm. R-24-1B

ADVERTISEMENT FOR BIDS SHOESTRING LOOP & 95TH AVENUE ROAD IMPROVEMENTS FOR WATAB TOWNSHIP BENTON COUNTY, MINNESOTA

NOTICE IS HEREBY GIVEN that Bids for the construction of Shoestring Loop & 95th Avenue Road Improvements will be received online through bidVAULT™ until Tuesday, July 9, 2024, at 9:00 a.m. local time. Immediately following expiration of the time for receiving Bids, representatives of Watab Township will publicly view Bids at an online Bid opening meeting. Those interested in viewing the online Bid opening are welcome to join the meeting by calling 1.312.626.6799 or by logging on to https://zoom.us/join and entering Meeting ID 976 0560 3698 and Passcode 219211. The as-read online Bid results will be available at https://bid-vault.mn.uccs.com/index.php following the Bid opening. The Project includes the furnishing of all labor and materials for the construction complete in-place, of the following approximate quantities:

Table with 3 columns: Quantity, Unit, and Description. Includes items like Excavation - Common (P), Aggregate Base (CV) Class 5, Type SP 9.5 Wearing Course, (3,C) 3.0" Thick, Type SP 9.5 Wearing Course, (3,C) Seeding, Seed Mixture 25-121, Hydraulic Mulch Matrix.

The provisions of MINN. STAT. 16C.285 Responsible Contractor are imposed as a requirement of this contract. All bidders and persons or companies providing a response/submission to the Advertisement for Bids of Watab Township shall comply with the provisions of the statute.

Information and Bidding Documents for the Project can be found at https://bidvault.mn.uccs.com/index.php. Bidding Documents may be downloaded from the website for a non-refundable fee of \$25 by selecting WSB on the left-hand menu and Project No. 025666-000.

The website will be updated periodically with addenda, lists of registered plan holders, reports, and other information relevant to submitting a Bid for the Project. All official notifications, addenda, and other Bidding Documents will be offered only through the website https://bidvault.mn.uccs.com/index.php. Neither Owner nor Engineer will be responsible for Bidding Documents, including addenda, if any, obtained from other sources.

Bids will only be accepted via the electronic bidding service through bidVAULT™.

The Town Board reserves the right to reject any and all bids and to waive any bids received without explanation. No bid may be withdrawn for a period of 60 days.

For all further requirements regarding bid submittal, qualifications, procedures, and contract award, refer to the Instructions to Bidders that are included in the Bidding Documents.

DATED: May 14, 2024 BY THE ORDER OF THE TOWNSHIP BOARD s/s Kathy Sauer Clerk Watab Township

PUBLISHED IN: Sauk Rapids Herald June 15, 2024 and June 22, 2024 Finance & Commerce June 15, 2024 and June 22, 2024 R-24-2B

REGULAR MEETING SAUK RAPIDS CITY COUNCIL SAUK RAPIDS GOVERNMENT CENTER, 250 Summit Ave N. Monday, May 13, 2024 6:00PM MINUTES

- 1. Call to Order and Pledge of Allegiance Mayor Kurt Hunstiger called the meeting to order at 6:00pm. All members present.
2. Additions or Changes to the Agenda Ross Olson requested to add Approve the Resolution Supporting "No Mow May" Initiative as agenda item 9-G.
3. Approve the Agenda Motion: Moved by Councilperson Sauer and seconded by Councilperson Thronson to approve the agenda as amended. Motion carried unanimously.
4. Approve Minutes A. 4-22-2024 Regular City Council Meeting Minutes Motion: Moved by Councilperson Ellering and seconded by Councilperson Thronson to approve the 4-22-2024 Regular City Council Meeting Minutes. Motion carried unanimously with Councilperson Seamans abstaining from the vote. B. 4-29-2024 Special City Council Meeting Minutes Motion: Moved by Councilperson Thronson and seconded by Councilperson Seamans to approve the 4-29-2024 Special City Council Meeting Minutes. Motion carried unanimously.
5. Receive and File A. 3-11-2024 EDA Meeting Minutes Motion: Moved by Councilperson Seamans and seconded by Councilperson Thronson to receive and file the 3-11-2024 EDA Meeting Minutes. Motion carried unanimously.
6. Mayor's Communications • 2024 Sauk Rapids Citizen of the Year-Mayor Hunstiger recognized David Rixe as the 2024 Sauk Rapids Citizen of the Year. Mayor Hunstiger noted that Rixe, who currently serves on the Sauk Rapids Economic Development Authority (EDA), has also served on the Sauk Rapids Planning Commission, Joint Planning Board, and Advisory Park Board. Rixe also serves on the Benton County Park Board. In addition, Rixe works as a Reserve Officer for the Sauk Rapids Police Department. Mayor Hunstiger read aloud a proclamation proclaiming May 13th David Rixe Day in the City of Sauk Rapids. He congratulated Rixe and thanked him for all that he has done and continues to do for the citizens of Sauk Rapids.
7. Audience Items/Visitors Total Time Limit 2 Minutes for Items NOT on the Agenda NONE

8. Public Hearings

NONE

9. Consent Agenda

- A. Approve Sign Language Interpreter Agreement for Summer Music in the Park
B. Approve and Authorize Purchase of Tandem Plow Truck
C. Approve and Authorize Amusement Permit for St. Cloud Antique Auto Club's Antique Car Show
D. Approve 2024 Plumbing and Mechanical Contractor Licenses
E. Approve Automatic Mutual Aid Agreement for the St. Cloud Airport
F. Approve Awarding the 2024 2nd Avenue South Improvements Project Contingent Upon Concurrence from the Minnesota Department of Transportation
G. Approve the Resolution Supporting the "No Mow May" Initiative Motion: Moved by Councilperson Thronson and seconded by Councilperson Ellering to approve consent agenda item 9A-9G. Motion carried unanimously.

10. Regular Agenda

NONE

11. Other Staff Items

- A. Filing Period for Municipal Primary Election Runs May 21, 2024 through June 4, 2024-Ross Olson advised the Council that the filing period for city offices begins at 8:00am on May 21st and runs through 5:00pm on June 4th. The mayor's seat as well as 2 City Council seats will be on this year's ballot. B. Reminder: Next City Council Meeting is Scheduled for TUESDAY, May 28th Due to Memorial Day Holiday Mayor Hunstiger stated reminded everyone that the next City Council meeting will take place on Tuesday May 28th due to the Memorial Day holiday falling on the regularly scheduled meeting night.

12. Other Council Items and Communications

NONE

13. Approve List of Bills and Claims

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

14. Adjournment

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

Mayor Hunstiger adjourned the meeting at 6:12pm. R-24-1B

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that Pursuant to Section 10.8 of the Benton County Development Code, the Benton County Board of Commissioners and the Benton County Planning Commission will conduct public hearings to consider the request Jesse Arndt for approval of a 13-lot major final plat entitled "Archibald Acres" in the R-3 Residential District. The affected property is described as follows: part of

Gov't Lot 1 and part of Gov't Lot 2, Section 9, Sauk Rapids Township.

NOTICE IS FURTHER GIVEN that the public hearings will be held in the Commissioner's Room, Courthouse, Foley. The Planning Commission hearing will be held on June 27th, 2024 at 7:00 p.m. The Board of Commissioners hearing will be held on July 16th, 2024 at 9:00 a.m.

ANYONE with comments regarding the above will be heard at these meetings. FR-24-1B

NOTICE OF PUBLIC SALE

Storage On 15 LLC will sell at public lien sale the personal property in Unit 34 and 65 located at 2021 4th Ave N, Sauk Rapids MN 56379 that is being rented by Brian Deppa. The contents may include but is not limited to: personal, household, office, and other items. The sale will be held as an online public auction at storagetreasures.com on June 30, 2024 10:00 a.m. R-24-2B

## PUBLIC NOTICES

### PROBATE NOTICE

STATE OF MINNESOTA  
COUNTY OF BENTON  
DISTRICT COURT  
SEVENTH JUDICIAL  
DISTRICT  
Court File No:  
05-PR-24-931

sonal representative will be appointed with full power to administer the Estate, including the power to collect all assets, to pay all legal debts, claims, taxes, and expenses, to sell real and personal property, and to do all necessary acts for the Estate.

### NOTICE AND ORDER OF HEARING TESTATE PETITION

Estate of:  
John D. Schram,  
Decedent.

Notice is also given that (subject to Minn. Stat. 524.3-801) all creditors having claims against the Estate are required to present the claims to the personal representative or to the Court Administrator within four months after the date of this Notice or the claims will be barred.

It is Ordered and Notice is given that on July 22, 2024, at 8:00 a.m. a hearing will be held in this Court in Foley, Minnesota, for the formal probate of an instrument purporting to be the Will of the Decedent, dated April 26, 2011, and Codicil to the Will dated April 13, 2021 ("Will"), and for the appointment of Jerome N. Weyer, whose address is 125 4th Ave SE, Saint Joseph, Minnesota, 56374 as personal representative of the Estate of the Decedent in an UNSUPERVISED administration. Any objections to the Petition must be filed with the Court prior to or raised at the hearing. If proper and if no objections are filed or raised, the per-

This is an administrative hearing and your appearance is not required.  
/s/ Robert J. Raupp  
Judge of District Court  
/s/ Megan Bergman  
Court Administrator  
Attorneys for Personal Representative  
Tonya T. Hinkemeyer  
Rinke Noonan  
PO Box 1497  
St. Cloud, MN 56302-1497  
Attorney License No. 0312113  
THinkemeyer@RinkeNoonan.com  
(320) 251-6700  
Fax: (320) 656-3500

R-24-2B

### NOTICE OF PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that the Benton County Planning Commission will conduct public hearings on June 27th, 2024, the Commissioner's Room, Benton County Government Center, Foley, and beginning at 7:00 p.m. The Planning Commission will hear the following:

- 1) Archibald Acres Final Plat (see separate notice)
- 2) Michael and Jessica Ratka requesting to a conditional use permit for a livestock waste storage facility in the Agricultural District. Pursuant to Section 7.2.4(Z), 9.12 and 11.6. The affected property is described as follows: Part of the W1/2 SW1/4, Section 2, St. George Township.

**ANYONE** with comments regarding the above will be heard at this meeting.

FR-24-1B

## PUBLIC NOTICE

### CITY OF RICE, MINNESOTA

Annual Disclosure of Tax Increment Districts for the Year Ended December 31, 2023

Name of TIF District:	TIF 1 - 8 Roach Rental
Current net tax capacity	30,409
Original net tax capacity	289
Captured net tax capacity	30,120
Principal and interest payment due in 2024	58,297
Tax increment received in 2023	31,778
Tax increment expended in 2023	1,500
First tax increment receipt	July, 2013
Date of required decertification	December 31, 2038
Increased property taxes as a result of fiscal disparities	0

Additional information regarding each district may be obtained from:

Julie Fandel, City Clerk  
City of Rice  
205 Main Street East, PO Box 22  
Rice, MN 56367  
Phone: 320-393-2280  
[jfandel@ricemn.us](mailto:jfandel@ricemn.us)

R-24-1B