

PUBLIC NOTICES

**NOTICE OF PRIMARY ELECTION
TO RESIDENTS OF THE CITY OF RICE**

Notice is hereby given to the qualified voter (s) of the City of Rice, Benton County, State of Minnesota, of the Primary Election to be held on Tuesday, August 13th, 2024.

The Primary Election Poll Hours will be open from 7:00 AM to 8:00 PM. The Location for the residents of the City of Rice Polling Place is the Rice City Hall, Located at 205 Main Street E. Rice, MN.

Julie Fandel
Rice City Clerk
Benton County
R-28-1B

**NOTICE OF FILING DATES FOR ELECTION TO
THE SCHOOL BOARD
INDEPENDENT SCHOOL DISTRICT NO. 47
(SAUK RAPIDS-RICE PUBLIC SCHOOLS)
STATE OF MINNESOTA**

NOTICE IS HEREBY GIVEN that the period for filing affidavits of candidacy for the office of school board member of Independent School District No.47 shall begin on July 30, 2024, and shall close at 5:00 o'clock p.m. on August 13, 2024.

The general election shall be held on Tuesday, November 5, 2024. At that election, four (4) members will be elected to the School Board for terms of four (4) years each.

Affidavits of Candidacy are available from the school district clerk, Sauk Rapids-Rice Public Schools District Office (1833 Osauka Road Northeast; Sauk Rapids, Minnesota). The filing fee for this office is \$2. A candidate for this office must be an eligible voter, must be 21 years of age or more on assuming office, must have been a resident of the school district from which the candidate seeks election for thirty (30) days before the general election, and must have no other affidavit on file for any other office at the same primary or next ensuing general election.

The affidavits of candidacy must be filed in the office of the school district clerk and the filing fee paid prior to 5:00 o'clock p.m. on August 13, 2024.

Dated: June 26, 2024

BY ORDER OF THE SCHOOL BOARD

/s/ Lisa Loidolt
Lisa Loidolt
School District Clerk
R-27-2B

PUBLIC NOTICES

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: November 1, 2021

MORTGAGOR: Virgil Krueger, a single person

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for NewRez LLC

DATE AND PLACE OF RECORDING: Recorded: December 2, 2021 Benton County Recorder Document #: 457189

ASSIGNMENTS OF MORTGAGE:

Said mortgage was assigned to NewRez LLC d/b/a Shellpoint Mortgage Servicing on March 9, 2023, and said assignment was recorded on March 9, 2023 and given document number 465315.

LEGAL DESCRIPTION OF PROPERTY:

ALL THAT PART OF BLOCK "F" IN EAST ST. CLOUD AND OF LOT 46 OF AUDITOR'S 1916 SUBDIVISION OF SECTION 36, TOWNSHIP 36, RANGE 31, (NOW A PART OF THE CITY OF ST. CLOUD), DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF BLOCK 24 OF EAST ST. CLOUD; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID BLOCK

24 PRODUCED FOR A DISTANCE OF 33 FEET TO THE CENTER LINE OF SECOND STREET SOUTHEAST; THENCE EASTERLY ALONG SAID CENTER LINE OF SAID SECOND STREET SOUTHEAST PRODUCED FOR A DISTANCE OF 47 FEET; THENCE AT RIGHT ANGLES NORTHERLY AND PARALLEL WITH SAID EASTERLY LINE OF BLOCK 24 FOR A DISTANCE OF 133 FEET; THENCE AT RIGHT ANGLES WESTERLY AND PARALLEL WITH THE CENTER LINE OF SAID SECOND STREET SOUTHEAST FOR A DISTANCE OF 47 FEET TO AN INTERSECTION WITH SAID EASTERLY LINE OF SAID BLOCK 24; THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF SAID BLOCK 24 FOR A DISTANCE OF 100 FEET TO THE PLACE OF BEGINNING, AND THERE TERMINATING

PARCEL ID #: 17.00375.00

PROPERTY ADDRESS: 523 2nd Street SE, Saint Cloud, MN 56304

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT ID NO.: 100754400003973086

LENDER OR BROKER: NewRez LLC

RESIDENTIAL MORTGAGE ORIGINATOR: N/A

CURRENT MORTGAGE SERVICER: NewRez LLC d/b/a Shellpoint Mortgage Servicing

COUNTY IN WHICH PROPERTY IS LOCATED: Benton

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$122,735.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY PAID BY MORTGAGEE: \$120,925.47

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 Mortgages have been released from financial obligation on said Mortgage; that no action or proceeding has been instituted by law to recover that debt secured by said Mortgage, or any part thereof; that all conditions precedent to foreclose of the Mortgage and acceleration of the debt secures thereby have been fulfilled;

PURSUANT to the power of sale therein contained, said Mortgage will be foreclosed and the above described property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE: May 2, 2024 at 10:00 am

PLACE OF SALE: Benton County Sheriff's Office, Front Lobby, 581 Highway 23, Foley, MN 56329

to pay the debt then secured by the 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 sale by the mortgagor, 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 of the property redeemed under Minnesota Statutes sections 580.23 is November 2, 2024 at 11:59 p.m. If the foregoing date is Saturday, Sunday, or a legal holiday, then the date to vacate is the next business day at 11:59 p.m.

MORTGAGOR RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None

THE TIME ALLOWED BY LAW FOR REDEMPTION BY 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.

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Dated: March 5, 2024

NewRez LLC d/b/a Shellpoint Mortgage Servicing

NOTICE OF POSTPONEMENT OF FORECLOSURE SALE

The above referenced mortgage foreclosure sale originally scheduled to be held on May 2, 2024 at 10:00 a.m., has been postponed by the mortgagee to June 6, 2024 at 10:00 a.m., at the Benton County Sheriff's Office, Front Lobby, 581 Highway 23, Foley, MN 56329.

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 nor the property redeemed under Minnesota Statutes section 580.23 is 12/6/2024 at 11:59 p.m. If the foregoing date is Saturday, Sunday or legal holiday, then the date to vacate is the next business day at 11:59 p.m.

NOTICE OF POSTPONEMENT OF FORECLOSURE SALE

The above referenced mortgage foreclosure sale originally scheduled to be held on May 2, 2024 at 10:00 a.m., has been postponed by the mortgagee to June 6, 2024 at 10:00 a.m. and is now being postponed by mortgagee to July 11, 2024 at 10:00 am., at the Benton County Sheriff's Office, Front Lobby, 581 Highway 23, Foley, MN 56329.

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 nor

the property redeemed under Minnesota Statutes section 580.23 is 1/11/2025 at 11:59 p.m. If the foregoing date is Saturday, Sunday or legal holiday, then the date to vacate is the next business day at 11:59 p.m.

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced mortgage foreclosure sale originally scheduled to be held on May 2, 2024 at 10:00 a.m., has been postponed by the mortgagee to June 6, 2024 at 10:00 a.m. and postponed by mortgagee to July 11, 2024 at 10:00 am. is now being postponed by mortgagee to August 15, 2024 at 10:00 am., at the Benton County Sheriff's Office, Front Lobby, 581 Highway 23, Foley, MN 56329.

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 nor the property redeemed under Minnesota Statutes section 580.23 is 2/15/2025 at 11:59 p.m. If the foregoing date is Saturday, Sunday or legal holiday, then the date to vacate is the next business day at 11:59 p.m.

Dated: July 8, 2024

Kenneth J. Johnson

Minnesota State Bar No. 0246074

Johnson, Blumberg & Associates, LLC

Attorney for Mortgagee

30 N. LaSalle St., Ste. 3650

Chicago, IL 60602

Phone 312-541-9710

Fax 312-541-9711

R-28-1B

PROBATE NOTICE
STATE OF MINNESOTA
COUNTY OF STEARNS
SEVENTH JUDICIAL
DISTRICT
DISTRICT COURT
PROBATE DIVISION
Court File No:
73-PR-24-4731

**NOTICE AND ORDER OF
HEARING ON PETITION
FOR PROBATE OF WILL
AND APPOINTMENT OF
PERSONAL
REPRESENTATIVE AND
NOTICE TO CREDITORS**

Estate of:
BRIAN E. RAVNAAS a/k/a
BRIAN ERIC RAVNAAS,
Decedent.
It is Ordered and Notice
is given that on 8-2-2024, at
8:45 a.m., a hearing will be
held in this Court at Stearns
County, Minnesota, for the
formal probate of an instru-
ment purporting to be the
Will of the Decedent dated,

September 6, 2018 (“Will”),
and for the appointment of
Brent J. Ravnaas, whose ad-
dress is 1959 16th Avenue
NW, Turtle Lake, ND 58575
as Personal Representative
of the Estate of Decedent
in an UNSUPERVISED
administration. Any objec-
tions 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-
sonal Representative will be
appointed with full power to
administrator the Estate in-
cluding the power to collect
all assets, to pay all legal
debts, claims, taxes and ex-
penses, to sell real and per-
sonal property, and to do all
necessary acts for the Estate.
Notice is also given that
(subject to Minnesota
Statutes section 524.3-801)
all creditors having claims
against the Estate are re-
quired to present the claims
to the Personal Representa-

tive or to the Court Admin-
istrator within four months
after the date of this Notice
or the claims will be barred.
A charitable beneficiary
must request notice of the
probate proceedings be giv-
en to the Attorney General
pursuant to Minnesota Stat-
utes section 501B.41, subdi-
vision 5.
Dated: June 21, 2024
BY THE COURT
/s/ Fred Grunke
Judge of District Court
This hearing will be held
administrative and your
appearance will not be re-
quired.
Attorney for Petitioner
Jennifer A. Lammers
Best and Flanagan
60 S 6th St., Suite 2700
Minneapolis, MN 55402
Attorney License No:
0316830
Telephone: (612) 339-7121
FAX: (612) 339-5897
Email: jlammers@bestlaw.com
R-28-2B

PROBATE NOTICE
STATE OF MINNESOTA
COUNTY OF STEARNS
IN DISTRICT COURT
SEVENTH JUDICIAL
DISTRICT
PROBATE DIVISION
Court File No:
73-PR-24-3913

**AMENDED ORDER AND
NOTICE OF HEARING
ON PETITION FOR
FORMAL PROBATE OF
WILL AND
APPOINTMENT OF
PERSONAL
REPRESENTATIVE IN
UNSUPERVISED
ADMINISTRATION AND
NOTICE TO CREDITORS**

In Re: Estate of:
a/k/a Mark A. Puhl,
Deceased.
TO ALL INTERESTED
PERSONS AND CREDI-
TORS:
It is Ordered and Notice

is hereby given that on the
16th day of August, 2024,
at 8:45 a.m., a hearing will
be held in the above-named
Court at 725 Courthouse
Square, St. Cloud, Minne-
sota, for the probate of an
instrument purporting to be
the will of the above-named
deceased, dated December
12, 2022, and for appoint-
ment of Constance L. Clase-
man whose address is 3155
Blackheath Drive, St. Cloud,
MN 56301, as personal rep-
resentative of the estate of
the above named decedent
in unsupervised administra-
tion, and that any objections
thereto must be filed with
the Court. That, if proper,
and no objections are filed,
a personal representative
will be appointed to admin-
ister the estate, to collect all
assets, pay all legal debts,
claims, taxes, and expenses
and sell real and personal
property, and do all neces-
sary acts for the estate. This

is an administrative hearing,
and your appearance is not
required.
Notice is further giv-
en that ALL CREDITORS
having claims against said
estate are required to pres-
ent the same to said person-
al representative or to the
Court Administrator within
four months after the date
of this notice or said claims
will be barred.
Dated: July 3, 2024
/s/ William J. Cashman
Judge of District Court
By _____
Court Administrator
Joseph S. Mayers
KELM & RUETER, P.A.
Attorney No. 0295747
1287 2nd Street North,
Suite 101
Sauk Rapids, MN 56379
(320) 251-1423
kelmreuter@kelmreuter.
com
R-28-2B

**REGULAR MEETING
SAUK RAPIDS CITY COUNCIL
SAUK RAPIDS GOVERNMENT CENTER,
250 Summit Ave N.
Monday, June 24, 2024
6:00PM
MINUTES**

- 1. Call to Order and Pledge of Allegiance**
Mayor Kurt Hunstiger called the meeting to order at 6:00pm. Members present: Nick Sauer, Ellen Thronson, and Dottie Seamans. Members absent: Jason Ellering
- 2. Additions or Changes to the Agenda**
NONE
- 3. Approve the Agenda**
Motion: Moved by Councilperson Sauer and seconded by Councilperson Thronson to approve the agenda. Motion carried unanimously.
- 4. Approve Minutes**
A. 6-10-2024 Regular City Council Meeting Minutes
Motion: Moved by Councilperson Seamans and seconded by Councilperson Thronson to approve the 6-10-2024 Regular City Council Meeting Minutes. Motion carried unanimously with Mayor Hunstiger abstaining from the vote.
- 5. Receive and File**
NONE
- 6. Mayor’s Communications**
• Rapids River Days-Mayor Hunstiger extended a huge thank you to the Public Works Department, Police Department, and Fire Department for all of their help with the Rapids River Days festivities. Mayor Hunstiger also thanked the Festival Coordinator, Marla Elness, as well as everyone else who helped to make this year’s events a success in the City of Sauk Rapids.
- 7. Audience Items/Visitors Total Time Limit 2 Minutes for Items NOT on the Agenda**
Mark Campbell, 309 1st Street South, asked for an update on the wells for the low side of the water system. Craig Nelson said that two weeks ago a control valve was connected working toward the goal of routing the source water through Sauk Rapids’ Water Treatment Plant. Nelson noted that all water in the City is now being treated through the City’s water treatment plant.
- 8. Public Hearings**
NONE
- 9. Consent Agenda**
A. Approve MN Rural Water and Sewer Training

- B. Approve Public Works Entryway Remodel
- C. Approve 2024 Election Judge Schedule for State Primary and Authorize Staff the Ability to Assign Additional Judges
- D. Approve 2024 Plumbing and Mechanical Contractor Licenses
- E. Approve and Authorize 2024 Seal Coating Project
- F. Approve Change Order No. 1 to the 2024 2nd Avenue South Improvements Project
- G. Authorize the Execution of the Resolution Supporting St. Cloud Window’s Job Creation Fund Application with the State of Minnesota
- H. Approve Awarding the 2024 Lead Water Service Line Replacement Project
Motion: Moved by Councilperson Thronson and seconded by Councilperson Sauer to approve consent agenda item 9A-9H. Motion carried unanimously.
- 10. Regular Agenda**
A. 2026 Second Avenue South Pedestrian Railroad Crossing Improvements
Motion: Moved by Councilperson Sauer and seconded by Councilperson Thronson to authorize SEH to prepare the feasibility report, CATEX, and plans and specifications for the 2026 Second Avenue South Pedestrian Railroad Crossing Improvements. Motion carried unanimously.
B. 2025 Highview Area Street and Utility Improvements Project
Motion: Moved by Councilperson Sauer and seconded by Councilperson Seamans to approve the Resolutions for the 2025 Highway Area Street and Utility Improvements Project:
1) Ordering Preparation of the Feasibility Study; 2) Accepting the Feasibility Study and Calling for a Public Hearing on the Improvement at the August 26th meeting.
Motion carried unanimously.
- 11. Other Staff Items**
A. Rock the Riverside Update
Ross Olson stated that this week’s Rock the Riverside features Todd Michael Jameson as the opening act and Gen X Jukebox as the headliner. The sponsor is Complete Yard Care and Jimmy’s Pourhouse.
Olson also thanked last week’s sponsor, which was Unique Movers.
False Autumn and Radio Nation take the stage on July 4th. Olson said that the July 4th concerts are sponsored by Kelm and Reuter.
- 12. Other Council Items and Communications**
A. APO Meeting Update
Councilperson Seamans the City received a grant for an EDA charging station for the EDA parking lot across from Wash-N-Tan. She said that the EDA is considering possibly leasing out the EDA spots to a business. The grant would be for 4 charging stalls.
- 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**
Motion: Moved by Councilperson Seamans and seconded by Councilperson Sauer to adjourn the meeting. Motion carried unanimously.
Mayor Hunstiger adjourned the meeting at 6:37pm.
R-28-1B

**NOTICE OF CANDIDATE FILINGS
FOR THE CITY OF RICE**

Notice is hereby given that Affidavits of Candidacy will be accepted at the City Clerk’s office during the filing period of July 30th, 2024, through August 13th, 2024, at 5p.m. for the following City Council seats:
2 Council Seats - At-Large—4 Year Term
Mayor – At-Large- 2 Year Term
Candidates’ names will appear on the November 5th, 2024, General Election ballot.
Listed below are the filing requirements for those individ-
uals seeking public office:
1. Candidate must be an eligible voter.
2. Is, or will be on assuming the office, 21 years of age or more.
3. Maintained residence in the district from which the candidate seeks election for 30 days before the General Election.
Candidates must file an Affidavit of Candidacy and pay a \$2 filing fee with the City Clerk’s office at the City Hall, 205 Main St E. Office hours are 7:00 a.m.–6:00 p.m. Monday, 8:00 a.m. – 4:00 p.m. Tuesday-Thursday. Filings will be accepted until 5:00 p.m. on August 13th, 2024. This notice of filing is being given pursuant to Minnesota Statute 205.13, Subd. 2.
Julie Fandel
Rice City Clerk
Posted: July 9th, 2024
Published: July 13th, 2024
R-28-1B

**CERTIFICATE OF ASSUMED NAME
Minnesota Statutes
Chapter 333**

ARTICLE 1 - LIMITED LIABILITY COMPANY
NAME: Cleancor Cleaning Services L.L.C.
ARTICLE 2 - REGISTERED OFFICE AND AGENT(S),
IF ANY AT THAT OFFICE: 570 1ST ST SE, SAINT CLOUD,
MN 56304 0800 USA.
ARTICLE 3 - DURATION: PERPETUAL
ARTICLE 4 - ORGANIZERS: Kahiye Hussein Abdi,
1700 UNIVERSITY DR SE, APT. 101, SAINT CLOUD, MN
56304 2069 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/ Kahiye Abdi
09/30/2023
R-28-2P

STATE OF MINNESOTA
COUNTY OF STEARNS
IN DISTRICT COURT
SEVENTH
JUDICIAL DISTRICT
Case File: 73-CV-24-4671
Case Type: Quiet Title

Monica Bechtold, Delbert
Bechtold and
Delroy Bechtold,
Plaintiffs

v.
Albert J. Bechtold, William
Fiedler, the unknown heirs,
successors and assigns of
the above named defendants
and all persons unknown
claiming any right, title,
interest or estate in or lien
upon the real property
which is the subject of this
action,
Defendants

CIVIL SUMMONS
THIS SUMMONS IS
DIRECTED TO THE
ABOVE NAMED
DEFENDANTS:

1. **You are being sued.**
The Plaintiffs have started
a lawsuit against you. The
Complaint against you is on
file in the office of the Court
Administrator of the above-
named Court. Do not throw
these papers away. They
are official papers that start
a lawsuit and affect your
legal rights, even if nothing
has been filed with the court
and even if there is no court
number on this *Summons*.

2. **You must BOTH
reply, in writing, AND get
a copy of your reply to the
person/business who is
suing you within 21 days to
protect your rights.** Your
reply is called an *Answer*.
Getting your reply to the
Plaintiffs is called service.

You must serve a copy of
your *Answer* or *Answer
and Counterclaim* (Answer)
within 21 days from the date
you received the *Summons
and Complaint*.

ANSWER: You can
find the Answer form and
instructions on the MN
Judicial Branch website at
www.mncourts.gov/forms
under the "Civil" category.
The instructions will explain
in detail how to fill out the
Answer form.

3. **You must respond
to each claim.** The *Answer*
is your written response to
the Plaintiffs' *Complaint*.
In your *Answer* you must
state whether you agree or
disagree with each paragraph
of the *Complaint*. If you
believe the Plaintiffs should
not be given everything they
asked for in the *Complaint*,
you must say that in your
Answer.

4. **SERVICE: You may
lose your case if you do not
send a written response
to the Plaintiffs.** If you do
not serve a written *Answer*
within 21 days, you may lose
this case by default. You will
not get to tell your side of the
story. If you choose not to
respond, the *Plaintiffs* may
be awarded everything they
asked for in their *Complaint*.
If you agree with the claims
stated in the *Complaint*, you
don't need to respond. A
default judgment can then be
entered against you for what
the Plaintiffs asked for in the
Complaint.

To protect your rights,
you must serve a copy of
your Answer on the person
who signed this *Summons*
in person or by mail at this
address: 210 Second Street

NE, Little Falls, MN 56345
5. Carefully read the
instructions (CIV301) for
the *Answer* for your next
steps.

6. **Legal Assistance.**
You may wish to get legal
help from an attorney. If you
do not have an attorney and
would like legal help:

- Visit www.mncourts.gov/selfhelp and click on the "Legal Advice Clinics" tab to get more information about legal clinics in each Minnesota county.
- Court Administration may have information about places where you can get legal assistance.

**NOTE: Even if you cannot
get legal help, you must
still serve a written Answer
to protect your rights or
you may lose the case.**

7. **Alternative Dispute
Resolution (ADR).** The
parties may agree to or be
ordered to participate in an
ADR process under Rule
114 of the Minnesota Rules
of Practice. You must still
send your written Answer,
even if you expect to use
ADR.

8. **Real Estate.** This
action involves, affects,
or brings in question that
certain real estate in the
County of Stearns, State
of Minnesota, and legally
described as follows, to-wit:

North half of Southwest
Quarter (N½ SW¼) and
the West 20 acres of the
Northwest Quarter of the
Southeast Quarter (NW¼
SE¼) and that part of the
Southeast Quarter of the
Southwest Quarter (SE¼
SW¼) and of the Southwest
Quarter of Southeast Quarter
(SW¼ SE¼) lying Northerly

of the St. Joseph and Cold
Spring County Road and
outside of the platted
Townsite of St. Joseph, all
in Section 9, Township 124,
Range 29, Stearns County,
Minnesota;

AND
That part of the Northwest
Quarter of Southeast Quarter
(NW¼ SE¼), Section 9,
Township 124, Range 29,
Stearns County, Minnesota
Described as: Commencing
at the intersection of Iowa
Street and Minnesota Street
per the plat of the Original
Townsite of St. Joseph,
of record in the Office
of the County Recorder
in said Stearns County;
thence South 73 degrees 14
minutes 31 seconds West,
assumed bearing, 2295.11
feet along the centerline of
said Minnesota Street and
its extension southwesterly;
thence North 16 degrees 45
minutes 29 seconds West
208.71 feet; thence North
73 degrees 14 minutes East
175.11 feet to the intersection
with the east line of the West
20 acres of said Northwest
Quarter of the Southeast
Quarter (NW¼ SE¼), the
point of beginning; thence
continuing North 73 degrees
14 minutes 31 seconds East
21.89 feet to the intersection
with the west line of the
East 29.9 chains of the
Southeast Quarter (SE¼)
of said Section 9; thence
North 00 degrees 32 minutes
45 seconds East 1195.98
feet along said west line of
the East 29.9 chains of the
Southeast Quarter (SE¼)
to its intersection with the
north line of said Northwest
Quarter of the Southeast
Quarter (NW¼ SE¼); thence

South 88 degrees 58 minutes
51 seconds West 35.35 feet
along said north line of the
Northwest Quarter of the
Southeast Quarter (NW¼
SE¼) to its intersection with
said east line of the West
20 acres of the Northwest
Quarter of the Southeast
Quarter (NW¼ SE¼);
thence South 00 degrees 08
minutes 34 seconds East
1201.61 feet along said east
line of the West 20 acres
of the Northwest Quarter
of the Southeast Quarter
(NW¼ SE¼) to the point of
beginning
LESS AND EXCEPT THE
FOLLOWING THREE
PARCELS:

- 1) A part of the West half
of Southeast Quarter (W½
SE¼) of Section 9, Township
124, Range 29, Stearns
County, Minnesota described
as follows: Beginning at the
point of intersection of Iowa
Street and Minnesota Street
of the original Townsite of
St. Joseph; thence Southwest
along the centerline of
Minnesota Street a distance
of 2190.76 feet to the
point of beginning; thence
continuing Southwest along
the centerline of Minnesota
Street, 104.35 feet; thence
Northwest at right angles
208.71 feet; thence Northeast
and parallel to Minnesota
Street 104.35 feet; thence
Southeast at right angles
208.71 feet to the point of
beginning;
- 2) A part of the West half
of Southeast Quarter (W½
SE¼) of Section 9, Township
124, Range 29, Stearns
County, Minnesota described
as follows: Beginning at the
point of intersection of the
centerline of Iowa Street

and Minnesota Street as
platted and dedicated in the
original Townsite of the
Village of St. Joseph; thence
in a Southwesterly direction
along the centerline of
said Minnesota Street
produced for a distance of
2086.41 feet to the point
of beginning of the tract
hereby described; thence
continuing Southwesterly on
the centerline of Minnesota
Street produced 104.35 feet;
thence Northwesterly at right
angles 208.71 feet; thence
Northeasterly parallel to
said centerline of Minnesota
Street 204.35 feet; thence
Southeasterly at right angles
208.71 feet to the point of
beginning.
3) The North 128.00 feet of
the South 350.00 feet of the
West 140.00 feet of the East
800.00 feet of the Northeast
Quarter of Southwest
Quarter (NE¼ SE¼) of
Section 9, Township 124,
Range 29, Stearns County,
Minnesota.

This action is brought
to quiet title pursuant to
Minnesota Statutes Chapter
559.

9. **Notice.** Notice
is further given that no
personal claim is made by
Plaintiffs against any of the
above-named Defendants.

ROSENMEIER LAW
OFFICE, LLC
Dated: 06/19/2024
/s/ Peter Vogel
By: Peter Vogel (#113037)
210 Second Street NE
Little Falls, MN 56345
(320) 632-5458
Attorney for Plaintiffs
R-28-3B

**AMENDMENT TO ASSUMED NAME
Minnesota Statutes Chapter 333**

1. List the exact assumed name under which the business is or will be conducted: TACO VILLA

2. Principal Place of Business: 22 WILSON AVE. NE, SUITE 14, ST. CLOUD, MN 56304.

3. List a Mailing Address if you cannot receive mail at the principal place of business address: PO BOX 6009, ST. CLOUD, MN 56302.

4. List the name and complete street address of all persons conducting business under the above Assumed Name, OR if an entity, provide the legal corporate, LLC, or Limited Partnership name and registered office address: TACO VILLA OF MN, LLP, 22 WILSON AVE NE, SUITE 14, ST. CLOUD, MN 56304.

5. This certificate is an amendment of Certificate of Assumed Name File Number: 1248424400027 originally filed on: 8/17/2021 Under the name: N/A.

6. 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/ Robert C. Abel
07/08/2024
Robert C. Abel, Partner
Filed on 07/09/2024
R-28-2B

**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:
October 30, 2015
MORTGAGOR: Anthony
J. Ziwicki, unmarried man.

M O R T G A G E E :
Mortgage Electronic
Registration Systems, Inc.,
as nominee for American
Heritage National Bank, its
successors and assigns.

DATE AND PLACE OF
RECORDING: Recorded
November 5, 2015 Benton
County Recorder, Document
No. 412809.

ASSIGNMENTS OF
MORTGAGE: Assigned
to: JPMorgan Chase Bank,
National Association. Dated
April 7, 2017 Recorded April
11, 2017, as Document No.
A422071. And thereafter
assigned to: Lakeview Loan
Servicing, LLC. Dated
January 16, 2019 Recorded
January 22, 2019, as
Document No. 433867.

T R A N S A C T I O N
AGENT: Mortgage Electronic
Registration Systems, Inc.

T R A N S A C T I O N
AGENT'S MORTGAGE
I D E N T I F I C A T I O N
NUMBER ON MORTGAGE:
10059020000017756

NOTICE OF MORTGAGE FORECLOSURE SALE

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

R E S I D E N T I A L
MORTGAGE SERVICER:
Flagstar Bank, National
Association

M O R T G A G E D
PROPERTY ADDRESS: 140
Broadway Avenue South,
Foley, MN 56329

TAX PARCEL I.D. #:
130035300

LEGAL DESCRIPTION
OF PROPERTY:
Lots numbered Five
(5) and Six (6) Orcutt's
Subdivision of Lot numbered
Thirteen (13) in Block
Numbered Four (4), in
Foley's Second Addition to
the Village of Foley, Benton
County, Minnesota.

COUNTY IN WHICH
PROPERTY IS LOCATED:
Benton

ORIGINAL PRINCIPAL
AMOUNT OF MORTGAGE:
\$69,922.00

AMOUNT DUE
AND CLAIMED TO BE
DUE AS OF DATE OF
NOTICE, INCLUDING
TAXES, IF ANY, PAID
BY MORTGAGEE:
\$58,182.97

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: August 29, 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 February 28, 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.

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
P E R S O N A L
R E P R E S E N T A T I V E S
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 26, 2024
Lakeview Loan Servicing,
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
92 - 24-004127 FC

**IN THE EVENT
REQUIRED BY
FEDERAL LAW: THIS
IS A COMMUNICATION
FROM A DEBT
COLLECTOR.**
R-27-6B