

PUBLIC NOTICES

NOTICE OF
PRIMARY ELECTION

NOTICE to the voters of the City of Sauk Centre that a Primary Election will be held in the Council Chambers at City Hall, 320 Oak Street South, Sauk Centre, MN 56378 on Tuesday, August 13, 2024 from 7:00 a.m. - 8:00

p.m. for the purpose of determining which Federal or State candidates will be on the November general election ballot.
/s/ Vicki Willer
City Administrator
Published: July 25, 2024 Sauk Centre Herald

H-30-1B

OFFICIAL NOTICE
NOTICE OF PUBLIC
TESTING OF
OPTICAL SCAN VOTING
MACHINES
TO BE HELD IN THE
CITY OF SAUK CENTRE,
MINNESOTA

NOTICE is hereby given that a public accuracy test of the voting equipment to be used during the August 13, 2024 Primary Election including Direct Voting from August

6 to August 12, 2024 will be held at 10:00 o'clock in the morning on Thursday, August 1, 2024. The test will be conducted at the Sauk Centre City Hall, 320 Oak St. S.

Vicki Willer
City Administrator
City of Sauk Centre
Published in the Sauk Centre Herald the 25th day of July, 2024

H-30-1B

ASHLEY TOWNSHIP
NOTICE OF PUBLIC
ACCURACY TEST AND
PRIMARY ELECTION

Notice is hereby given that the public accuracy test of the DS200 Vote Tabulator and Automark, to be used during the August 13th, 2024 Primary Election will be held on Tuesday, August 6th at 8:00 p.m. at the Sauk Centre Senior Center, 321 4th Street North, Sauk Centre, MN 56378.

Notice is hereby given that the Primary Election will be held at the Sauk Centre Senior Center, 321 4th Street North, Sauk Centre, MN 56378 on August 13th, 2024 from 7:00 a.m. to 8:00 p.m. For the purpose of nominating the following officers: One United State Senator, One United State Representative District 7.

Jessica Minette,
Ashley Township Clerk
H-30-1B

CERTIFICATE OF ASSUMED NAME
Minnesota Statutes
Chapter 333

ASSUMED NAME: LATOYA WATKINS.
PRINCIPAL PLACE OF BUSINESS IS: Care Of, 7390 Sandy Bottom Court, Hughesville, Maryland 00000 United States.
NAMEHOLDER(S): Shirley Bee Ficklin, care of, 7390 Sandy Bottom Court, Hughesville, Maryland 00000 USA, Johnny Watkins, care of, 7390 Sandy Bottom Court, Hughesville, Maryland 00000 USA, Tristan Elon Gray, care of, 7390 Sandy Bottom Court, Hughesville, Maryland 00000 USA, Trinity Madison Gray, care of, 7390 Sandy Bottom Court, Hughesville, Maryland 00000 USA, Tori Johanna Gray, care of, 7390 Sandy Bottom Court, Hughesville, Maryland 00000 USA, Taylor Hezekiah Gray, care of, 7390 Sandy Bottom Court, Hughesville, Maryland 00000 USA, Taylor Hezekiah Watkins, care of, 7390 Sandy Bottom Court, Hughesville, Maryland 00000 USA, Latoya Watkins Gray, care of, 7390 Sandy Bottom Court, Hughesville, Maryland 00000 USA, Latoya Watkins-Gray, care of, 7390 Sandy Bottom Court, Hughesville, Maryland 00000 USA, LATOYA WATKINS, care of, 7390 Sandy Bottom Court, Hughesville, Maryland 00000 USA, :oya-ali., Statutory Agent, care of, 7390 Sandy Bottom Court, Hughesville, Maryland 00000 USA, Shirley Ficklin, care of, 7390 Sandy Bottom Court, Hughesville, Maryland 00000 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/ :oya-ali., Statutory Agent,
authorized representative all rights reserved with NO prejudice
02/10/2023
H-30-2P

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:
DATE OF MORTGAGE: January 24, 2007
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$240,000.00
MORTGAGOR(S): Timothy J. Kucala and Debra A. Kucala, husband and wife
MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Guaranteed Rate, Inc., its successors and assigns
DATE AND PLACE OF RECORDING: Recorded: April 9, 2007 Stearns County Recorder
Document Number: 1223995
ASSIGNMENTS OF MORTGAGE: And assigned to: CITIMORTGAGE, INC.
Dated: November 17, 2010
Recorded: December 28, 2010 Stearns County Recorder
Document Number: A1333820
And assigned to: FEDERAL NATIONAL MORTGAGE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS
Dated: December 12, 2014
Recorded: December 13, 2014 Stearns County Recorder
Document Number: A1416560
And assigned to: WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, AS OWNER

NOTICE OF MORTGAGE FORECLOSURE SALE

TRUSTEE ON BEHALF OF CSMC 2017-RPL2 TRUST, ITS SUCCESSORS AND ASSIGNS
Dated: January 10, 2018
Recorded: January 11, 2018 Stearns County Recorder
Document Number: A1512850
Transaction Agent: Mortgage Electronic Registration Systems, Inc.
Transaction Agent Mortgage Identification Number: 100196368001198079
Lender/Broker/Mortgage Originator: Guaranteed Rate, Inc.
Residential Mortgage Servicer: Select Portfolio Servicing, Inc.
COUNTY IN WHICH PROPERTY IS LOCATED: Stearns
Property Address: 5642 West Oakes Drive, Saint Cloud, MN 56303
Tax Parcel ID Number: 82.52403.0220
LEGAL DESCRIPTION OF PROPERTY: LOT EIGHT (8), BLOCK TWO (2) OF WEST RIVEROAKES, ACCORDING TO THE RECORDED PLAT THEREOF, STEARNS COUNTY, MINNESOTA.
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$280,314.37
THAT all pre-foreclosure requirements have been complied with; 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: September 10, 2024 at 10:00 AM
PLACE OF SALE: County Sheriff's office, Law Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota
to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorney 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.
If the Mortgage is not reinstated under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on March 10, 2025, or the next business day if March 10, 2025 falls on a Saturday, Sunday or legal holiday.
Mortgagor(s) released from financial obligation: NONE
THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
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.
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: July 16, 2024
MORTGAGEE: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of CSMC 2017-RPL2 Trust
Wilford, Geske & Cook, P.A.
Attorneys for Mortgagee
7616 Currell Boulevard, Suite 200
Woodbury, MN 55125
(651) 209-3300
File Number: 054024-F1
H-30-6B

NOTICE OF MORTGAGE FORECLOSURE SALE

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.
THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
DATED: July 14, 2024
Mill City Mortgage Loan Trust
2018-2
Mortgagee
Kenneth J. Johnson
Minnesota State Bar No. 0246074
Johnson, Blumberg & Associates, LLC
Attorney for Mortgagee
30 N. LaSalle St., Suite 3650
Chicago, IL 60602
Phone 312-541-9710
Fax 312-541-9711
H-29-6B

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 23, 2006
MORTGAGORS: Alvina M. Sovich and Karen L. Muellner, both unmarried
MORTGAGEE: TCF National Bank, A National Banking Association
DATE AND PLACE OF RECORDING: Recorded: December 5, 2006 Stearns County Recorder
Document #: 1213541
ASSIGNMENTS OF MORTGAGE: Said mortgage was assigned to U.S. Bank Trust National Association, as Trustee for CVF III Mortgage Loan Trust II on May 26, 2017 and said assignment was recorded on July 5, 2017 and given document number A1499193 and subsequently assigned to Mill City Mortgage Loan Trust 2018-2 on October 3, 2018 and said assignment was recorded on November 15, 2018 and given document number A1533389.
LEGAL DESCRIPTION OF PROPERTY: LOT THREE (3), BLOCK ONE (1), ASPEN SPRINGS, ACCORDING TO THE PLAT

AND SURVEY THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER IN AND FOR STEARNS COUNTY, MINNESOTA
PARCEL ID #: 98.60665.0302
PROPERTY ADDRESS: 805 Aspen Circle, Waite Park, Minnesota 56387
TRANSACTION AGENT: N/A
TRANSACTION AGENT ID NO.: N/A
LENDER OR BROKER: TCF National Bank, A National Banking Association
RESIDENTIAL MORTGAGE ORIGINATOR: N/A
CURRENT MORTGAGE SERVICER: NewRez LLC d/b/a Shellpoint Mortgage Servicing
COUNTY IN WHICH PROPERTY IS LOCATED: Stearns
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$27,800.00
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY PAID BY MORTGAGEE: \$27,568.08
That prior to the commencement of this foreclosure proceeding Mortgagee/ Assignee of Mortgagee complied with all notice requirements as required by statute; that no Mortgagors 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 secured 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: September 12, 2024 at 10:00 am
PLACE OF SALE: Stearns County Sheriff's Office, Law Enforcement Center, 807 Courthouse Square, Room S. 100, St. Cloud, MN 56303
to pay the debt 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 mortgagors, 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 March 12, 2025 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'S RELEASED FROM FINANCIAL OBLIGATION

Mortgage, or any part thereof; that all conditions precedent to foreclose of the Mortgage and acceleration of the debt secured 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: September 12, 2024 at 10:00 am
PLACE OF SALE: Stearns County Sheriff's Office, Law Enforcement Center, 807 Courthouse Square, Room S. 100, St. Cloud, MN 56303
to pay the debt 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 mortgagors, 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 March 12, 2025 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'S RELEASED FROM FINANCIAL OBLIGATION

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage: DATE OF MORTGAGE: July 25, 2007 ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$387,000.00 MORTGAGOR(S): Erik O Eriksson and Lisa A Eriksson husband and wife as joint tenants MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Great Northern Financial Group, Inc., its successors and assigns DATE AND PLACE OF RECORDING: Recorded: August 7, 2007 Sherburne County Registrar of Titles Document Number: 40702 ASSIGNMENTS OF MORTGAGE: And assigned to: CitiMortgage, Inc. Dated: December 2, 2008 Recorded: December 16, 2008 Sherburne County Registrar of Titles Document Number: 42587 And assigned to: Pennymac Mortgage Investment Trust Holdings, I, LLC Dated: October 31, 2012 Recorded: October 31, 2012 Sherburne County Registrar of Titles Document Number: 47895 And assigned to: DLJ MORTGAGE CAPITAL, INC. Dated: August 15, 2016 Recorded: September 12, 2016 Sherburne County Registrar of Titles Document Number: 52778 And assigned to: METROPOLITAN LIFE INSURANCE COMPANY

Dated: February 6, 2018 Recorded: April 16, 2018 Sherburne County Registrar of Titles Document Number: 54786 And assigned to: MetLife Securitization Trust 2017-1, Wilmington Savings Fund Society, FSB as Indenture Trustee Dated: March 12, 2024 Recorded: March 20, 2024 Sherburne County Registrar of Titles Document Number: 62514 Transaction Agent: Mortgage Electronic Registration Systems, Inc. Transaction Agent Mortgage Identification Number: 1002614-9588228616-8 Lender/Broker/Mortgage Originator: Great Northern Financial Group, Inc. Residential Mortgage Servicer: Select Portfolio Servicing, Inc. COUNTY IN WHICH PROPERTY IS LOCATED: Sherburne Property Address: 3514 150th Avenue, Clear Lake, MN 55319 Tax Parcel ID Number: 45-00413-0105 LEGAL DESCRIPTION OF PROPERTY: LOT 1, BLOCK 1, COTTON PINES, SHERBURNE COUNTY, MINNESOTA. TOGETHER WITH A NONEXCLUSIVE EASEMENT FOR DRIVEWAY PURPOSES OVER THE WEST 20 FEET OF THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 17, TOWNSHIP 35, RANGE 28, SHERBURNE COUNTY, MINNESOTA, LYING SOUTHERLY OF LOT 2, BLOCK 1, COTTON PINES, THE SOUTH BOUNDARY

LINE OF LOT 2, BLOCK 1, COTTON PINES HAS BEEN ESTABLISHED BY PLACEMENT OF JUDICIAL MONUMENTS AS SET FORTH ON THE ATTACHED SURVEY INCORPORATED HEREIN. AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$318,485.78 THAT all pre-foreclosure requirements have been complied with; 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 06, 2024 at 10:00 AM PLACE OF SALE: County Sheriff's office, 13880 Highway 10, Elk River, Minnesota to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorney 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. If the Mortgage is not reinstated under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on February 06, 2025, or the next business day if February 06, 2025 falls on a Saturday, Sunday or legal holiday. Mortgagor(s) released from financial obligation: NONE THIS COMMUNICATION IS

FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 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. THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVE 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 11, 2024 MORTGAGEE: MetLife Securitization Trust 2017-1, Wilmington Savings Fund Society, FSB as Indenture Trustee Wilford, Geske & Cook, P.A. Attorneys for Mortgagee 7616 Currell Boulevard, Suite 200 Woodbury, MN 55125 (651) 209-3300 File Number: 054306-F1 H-25-6B

CERTIFICATE OF ASSUMED NAME

Minnesota Statutes Chapter 333

ASSUMED NAME: TA SAUK CENTRE. PRINCIPAL PLACE OF BUSINESS IS: 1420 MAIN ST S, SAUK CENTRE, MN 56378 USA. NAMEHOLDER(S): LV PETROLEUM LLC, 4425 W SUNSET RD, LAS VEGAS, NV 89118 United States. 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/ Valerie Leske 07/03/2024 H-29-2P

ORDINANCE NO. 838

AN ORDINANCE OF THE CITY OF SAUK CENTRE AUTHORIZING SUMMARY PUBLICATION OF ORDINANCE 837 AMENDING SECTION §119 TO THE SAUK CENTRE CITY CODE MODIFYING REGULATIONS TO THE RESIDENTIAL RENTAL REGISTRATION LICENSING AND INSPECTIONS CODE

THE CITY OF SAUK CENTRE DOES HEREBY ORDAIN: Section 1: Publication of the title summarizing Ordinance 837 will clearly inform the public of the intent and effect of the Ordinance.

Section 2: A printed copy of the text of Ordinance 837 will be available for inspection by any person during regular business hours at the office of the City Clerk or by standard or electronic mail.

Section 3: This ordinance shall become effective upon its passage and publication as provided by law.

The foregoing ordinance was duly passed and adopted by the Council of the City of Sauk Centre, Minnesota at its regular meeting on the 17th day of July, 2024.

By Warren Stone Its Mayor By Vicki M. Willer Its City Administrator/Clerk H-30-1B

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage: DATE OF MORTGAGE: July 13, 2020 ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$191,369.00 MORTGAGOR(S): Drake Mudrow, a single man MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Broker Solutions, Inc. dba New American Funding, its successors and assigns DATE AND PLACE OF RECORDING: Recorded: July 28, 2020 Stearns County Recorder Document Number: A1575562 LOAN MODIFICATION: Dated: February 20, 2021 Recorded: March 1, 2021 Document Number: A1595476 ASSIGNMENTS OF MORTGAGE: And assigned to: U.S. Bank National Association Dated: November 23, 2020 Recorded: November 25, 2020 Stearns County Recorder Document Number: A1586886 Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number: 1003763-0300354802-3 Lender/Broker/Mortgage Originator: Broker Solutions, Inc. dba New American Funding Residential Mortgage Servicer: U.S. Bank National Association COUNTY IN WHICH PROPERTY IS LOCATED: Stearns Property Address: 413 5th Ave S, Sartell, MN 56377 Tax Parcel ID Number: 92.57074.0354 LEGAL DESCRIPTION OF PROPERTY: Lot 2, Block 4, Sartell Heights South Plat Two, Stearns County, Minnesota AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$218,641.81 THAT all pre-foreclosure requirements have been complied with; 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 14, 2024 at 10:00 AM

PLACE OF SALE: County Sheriff's office, Law Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorney 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. If the Mortgage is not reinstated under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on February 14, 2025, or the next business day if February 14, 2025 falls on a Saturday, Sunday or legal holiday. Mortgagor(s) released from financial obligation: NONE THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 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. THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVE 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 18, 2024 MORTGAGEE: U.S. Bank National Association Wilford, Geske & Cook, P.A. Attorneys for Mortgagee 7616 Currell Boulevard, Suite 200 Woodbury, MN 55125 (651) 209-3300 File Number: 051936-F6 H-26-6B

PROBATE NOTICE

STATE OF MINNESOTA COUNTY OF STEARNS DISTRICT COURT SEVENTH JUDICIAL DISTRICT Court File No: 73-PR-24-2984 Case Type: Informal Probate

Notice of Informal Appointment of Personal Representative and Notice to Creditors (Without a Will)

In re: Estate of Robert John Lewis, Deceased.

TO ALL INTERESTED PERSONS AND CREDITORS:

Notice is hereby given that an application for informal appointment of personal representative has been filed with the Probate Registrar. No will has been presented for probate. The application has been granted.

Notice is also given that the Probate Registrar has informally appointed the following: John Lewis, 4917 Wisconsin Ave N, New Hope, MN 55428, as Personal Representative of

the Estate of the Decedent. Any heir, devisee or other interested person may be entitled to appointment as Personal Representative, or may object to the appointment of the Personal Representative. Unless objections are filed pursuant to Minn. Stat. § 524.3-607, and the court otherwise orders, the Personal Representative has full power to administer the Estate, including, after 30 days from the date of issuance of letters, the power to sell, encumber, lease or distribute real estate.

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 (4) months after the date of this Notice, or the claims will be barred.

/s/ Gina DeVilbiss-Hendry Probate Registrar Date: 7-16-24 /s/ George Lock Court Administrator Date: 7-16-24 H-30-2P

ADVERTISEMENT FOR BIDS Little Birch Lake Outlet Modification Sauk River Watershed District Stearns County, Minnesota

NOTICE IS HEARBY GIVEN THAT: Sauk River Watershed District (SRWD) will receive sealed bids for the construction of the Little Birch Lake Outlet Modification through Quest VirtuBid (vBid) until 2:00 PM Central Time on Thursday, August 8, 2024, at which time they will be publicly opened and read via the following.

Or call in (audio only) Number: 218.302.5994 or 763.445.9351 Conference ID: 234 897 194#

It is the intent to provide a recommendation of award to the Board of Managers on August 20, 2024, for its selection and award of contract.

The scope of work consists of furnishing and installing the following approximate quantities:

- Mobilization, 1 lump sum
Clearing and Grubbing, 1 lump sum
Flotation Silt Curtain Type Moving Water, 70 linear feet
Modify Existing Dam, 1 lump sum
Random Riprap Class II, 155 cubic yards
Random Riprap Class III, 380 cubic yards
Rock Weir (36" to 60" Diameter Boulders), 220 linear feet
Flat Rock Boulders (48" to 72" Diameter Boulders), 4 each
Seeding and Mulching, 1 lump sum
And incidental items

All contract work shall be completed by December 31, 2024, with the exception of Seeding and Mulching. Seeding and Mulching shall be completed by June 15, 2025.

The Contract Documents are available at www.QuestCDN.com, project #9215295 for a fee of \$42. Bids will ONLY be accepted and received via the online electronic bid services through QuestCDN.com. Copies of the plans and specifications may be obtained at the Sauk River Watershed District office 642 Lincoln Road, Sauk Centre, MN 56378. If copies are obtained at the Watershed District office, the QuestCDN fee is still required to submit a bid.

There will be no pre-bid meeting.

Bids must be accompanied by a Certified Check or a Bidder's Bond made payable to the Sauk River Watershed District Treasurer, in the amount of 10% of the full amount of the bid as a guaranty that the Bidder, if successful, will enter into Contract and furnish appropriate Contractor's Bonds in the full amount of the Bid.

This project is made possible in part by grants provided by the State of Minnesota and Lessard-Sams Outdoor Heritage Council. PH-30-2P

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage: DATE OF MORTGAGE: May 4, 2023 ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$152,192.00 MORTGAGOR(S): Dustin Arthur Kent, an unmarried man MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Ark-La-Tex Financial Services, LLC dba Eleven Mortgage, its successors and assigns DATE AND PLACE OF RECORDING: Recorded: May 15, 2023 Stearns County Recorder Document Number: A1652991 ASSIGNMENTS OF MORTGAGE: And assigned to: PennyMac Loan Services, LLC Dated: April 29, 2024 Recorded: April 30, 2024 Stearns County Recorder Document Number: A1671265 Transaction Agent: Mortgage Electronic Registration Systems, Inc. Transaction Agent Mortgage Identification Number: 1002459-0000527415-8

Lender/Broker/Mortgage Originator: Ark-La-Tex Financial Services, LLC dba Eleven Mortgage Residential Mortgage Servicer: PennyMac Loan Services, LLC COUNTY IN WHICH PROPERTY IS LOCATED: Stearns Property Address: 128 27th Ave N, Saint Cloud, MN 56303 Tax Parcel ID Number: 82.52602.0000 LEGAL DESCRIPTION OF PROPERTY: Lot 22, Block 6, WEST SIDE Addition, Stearns County, Minnesota AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$162,131.80 THAT all pre-foreclosure requirements have been complied with; 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 14, 2024 at 10:00 AM PLACE OF SALE: County Sheriff's office, Law

Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorney 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. If the Mortgage is not reinstated under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on February 14, 2025, or the next business day if February 14, 2025 falls on a Saturday, Sunday or legal holiday. Mortgagor(s) released from financial obligation: NONE THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 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. THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVE 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 18, 2024 MORTGAGEE: PennyMac Loan Services, LLC Wilford, Geske & Cook, P.A. Attorneys for Mortgagee 7616 Currell Boulevard, Suite 200 Woodbury, MN 55125 (651) 209-3300 File Number: 054753-F1 H-26-6B