

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 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 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

NOTICE OF MORTGAGE FORECLOSURE SALE

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 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 RIVER OAKES, 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

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 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 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

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

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

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, Triniti Madison 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 predjudice 02/10/2023 H-30-2P

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: 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 mortgage 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 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: 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 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

NOTICE OF PROPOSED MERGER

Notice is hereby given that application has been made to the Kansas City Regional Office of the Federal Deposit Insurance Corporation ("FDIC"), 1100 Walnut Street, Suite 2100, Kansas City, Missouri 64106, by Pine Country Bank, 1201 1st Avenue NE, Little Falls, Minnesota 56345, for the FDIC's written consent to merge with First State Bank of Sauk Centre, 423 Main Street South, Sauk Centre, Minnesota 56378. It is contemplated that the main office and branch of First State Bank of Sauk Centre will continue to operate as branches of Pine Country Bank upon consummation of the merger.

This notice will appear three times in approximately equal intervals beginning August 1, 2024 and ending August 29, 2024.

Any person wishing to comment on this application may file his or her comments in writing with the Regional Director of the FDIC at its regional office, 1100 Walnut Street, Suite 2100, Kansas City, Missouri 64106, or via email to KCMailRoom@FDIC.gov, no later than August 31, 2024. The nonconfidential portions of the application are on file in the regional office and are available for public inspection during regular business hours. Photocopies of the nonconfidential portion of the application file will be made available upon request.

Date: August 1, 2024

Pine Country Bank
1201 1st Avenue NE
Little Falls, Minnesota 56345

First State Bank of Sauk Centre
423 Main Street South
Sauk Centre, Minnesota 56378
H-31/33/35-3B

PROBATE NOTICE

STATE OF MINNESOTA
COUNTY OF STEARNS
DISTRICT COURT
SEVENTH JUDICIAL
DISTRICT
Court File No: 73-PR-24-5572
Case Type: Informal Probate

In re the Estate of Magdalene Margareth Schindler, a/k/a Magdalene M. Schindler, and Magdalene Schindler,

Deceased

NOTICE OF INFORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS

TO ALL INTERESTED PERSONS AND CREDITORS:

Notice is hereby given that an application for informal probate of the above-named Decedent's Last Will dated 11/7/2017 and Codicil(s) dated 1/14/2021 had been filed with the Probate Registrar, and the application has been granted.

Notice is also given that the Probate Registrar has informally appointed Mary H. Johnson, whose address is 1001 E Able Street, St. Joseph, Minnesota, 56374; and Susan Frericks, whose address is 20052 Blue Lake Road, Emily, Minnesota, 56447, as personal representatives of the Estate of the Decedent. Any heir, devisee or other interested person may be enti-

pled to appointment as personal representative, or may object to the appointment of the personal representative. Unless objections are filed pursuant to Minnesota Stat. § 524.3-607 and the court otherwise orders, the personal representatives 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.

Any objections to the probate of the Will, or to the appointment of the personal representative, must be filed with this court, and will be heard by the court after the filing of an appropriate petition and proper notice of hearing.

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/ Heidi Rasmussen

Probate Registrar
Date: July 26, 2024

Attorney for Personal Representative
LORI LYNN ATHMANN
Attorney License No.: 353450
1010 W St. Germain STE 420
St. Cloud, MN 56301
Telephone: 320-230-0203
lori.athmann@jdalaw.net
H-31-2B

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
- Rock Boulders (36" to 60" Diameter Boulders), 6 each
- 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-30-2B

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 6, 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 6, 2025, or the next business day if February 6, 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 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

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for August 6, 2024 at 10:00 AM has been postponed to September 11, 2024 at 10:00 AM in the Sherburne County Sheriff's office, 13880 Highway 10, Elk River, Minnesota in said County and State.

DATED: July 26, 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-31-1B

2023 ANNUAL DISCLOSURE STATEMENT

Name of TIF Authority: Sauk Centre

Name of Municipality: Sauk Centre

The following information represents the annual disclosure of tax increment districts for the year ended December 31, 2023.

<u>Sauk Herald</u>	on	<u>8/15/24</u>
(Name of the Newspaper)	No.	(Date of Publication)

	Name of TIF District			
	Redev Dist 1 and Expanded	TIF 1-12 Felling Property	TIF 1-13 Felling Project 2021	TIF 1-14
Current net tax capacity	\$ 0	\$ 100,298	\$ 16,460	\$ 6,275
Original net tax capacity	\$ 0	\$ 50,786	\$ 8,210	\$ 1,208
Captured net tax capacity	\$ 0	\$ 49,512	\$ 8,250	\$ 5,067
Principal and interest payments due in 2024	\$ 0	\$ 51,368	\$ 9,203	\$ 5,436
Tax increment received in 2023	\$ 7,403	\$ 58,685	\$ 9,667	\$ 5,627
Tax increment expended in 2023	\$ 800	\$ 51,983	\$ 5,120	\$ 3,228
Month and year of first tax increment receipt (MM / YYYY)	6 / 1989	6 / 2020	6 / 2023	6 / 2023
Date of required decertification (MM / DD / YYYY)	12/31/2014	12/31/2028	12/31/2031	12/31/2031

(All lines within the table must be published even if the amounts to be published are zero.)

Additional information regarding each district may be obtained from:

Vicki Willer
Name of TIF Representative
320 Oak Street South, Sauk Centre, MN 56378
Address (Street, City, Zip)

vicki.willer@ci.sauk-centre.mn.us
Email
(320) 352-2203
Phone

**NORTH FORK CROW RIVER WATERSHED DISTRICT
2025 BUDGET HEARING NOTICE**

NOTICE IS HEREBY GIVEN: The North Fork Crow River Watershed District Board of Managers will meet at the District Office, 1030 Front Street, Brooten, MN, on Monday, August 12, 2024 at 8:00 p.m. for the purpose of considering the foregoing proposed budget with a General Levy of \$274,099, and an Insurance and Bonding Levy of \$11,000 (MN Statutes 466.06) for the fiscal year of January 1, 2025 through December 31, 2025.

Bob Brauchler, President
North Fork Crow River Watershed District
Dated: July 18, 2024

Operating Expenses		Income	
Employee Expenses	\$211,449.00	Watershed District Levy	\$274,849.00
Managers Expenses	\$ 21,150.00	Insurance & Bonding Levy	\$ 11,000.00
Mileage Expenses	\$ 1,800.00	Total:	\$285,849.00
Professional Fees	\$ 29,500.00		
Office Expenses	\$ 200.00		
Education	\$ 9,550.00		
Other	\$ 700.00		
Capital Outlay	\$ 500.00		
Total:	\$274,849.00		

H-31-1B

**MILLWOOD TOWNSHIP
NOTICE**

Notice is hereby given: The public accuracy test of the voting machines for the Presidential Primary Election will take place on Saturday, August 10, 2024 at 10 a.m., as the city of St. Rosa Park.

Notice is hereby given: Affidavits of candidacy for Millwood Township may be filed at the clerk's office: 41867 269th Ave, Freeport, MN 56331. Filing opens July 30, 2024 and closes August 13, 2024. Please call ahead; hours for filing on the final day, 1-5 p.m. Position openings are as follows:

- Supervisor, 4-year term
- Clerk, 4-year term.
- Kallista Sprenger, Clerk

H-31-1B