

PUBLIC NOTICES

Dissolution Statement

Olmschenk Farm, Inc., a business corporation in the state of Minnesota (the "Company") ceased business operations on or before July 31, 2024. The company has submitted the appropriate notifications to the Minnesota

Secretary of State as of August 14, 2024. Any party having outstanding business with the company or desiring to submit a claim must do so in writing no later than December 31, 2024. All notices shall be submitted to 286633 106th Ave. Freepoint MN 56331.

H-34-4B

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

ASSUMED NAME: St. Cloud Hospital Infusion Pharmacy.
PRINCIPAL PLACE OF BUSINESS IS: STE 1600 1900
CENTRACARE CIR SAINT CLOUD, MN 56303 USA.
NAMEHOLDER(S): The Saint Cloud Hospital, 1406 6TH
AVE N, SAINT CLOUD, MN 56303 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/ /Santo Cruz/
08/13/2024
H-35-2B

PROBATE NOTICE

STATE OF MINNESOTA
COUNTY OF STEARNS
DISTRICT COURT
SEVENTH JUDICIAL
DISTRICT
Court File No: 73-PR-24-5293
Case Type: Informal Probate

**Notice of Informal Probate
of Will and Appointment of
Personal Representative and
Notice to Creditors**

In Re the Estate of
Renee Joyce Callen,
aka Renee Joyce Callen,
aka Renee Joyce Schmidtbauer,
aka Renee Schmidtbauer,
aka Renee Joyce Kloepner,
aka Renee Joyce Kloepner,
Deceased.

**TO ALL INTERESTED PER-
SONS AND CREDITORS:**

Notice is hereby given that an application for informal probate of the above-named Decedent's last will dated 5-7-2018 has been filed with the Probate Registrar, and the application has been granted.

Notice is also given that the Probate Registrar has informally appointed the following: Diane Reed, 6016 140th Ave SE, Clear Lake, MN 55319, as personal representative of the Estate of the Decedent. Any heir, devisee or other inter-

ested 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.

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.

Dated: 08/26/2024
/s/ Gina DeVilbiss-Hendry
Probate Registrar
/s/ George Lock
Court Administrator
H-35-2P

**NOTICE IS HEREBY
GIVEN**

that default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE: May 7, 2021

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$140,000.00

MORTGAGOR(S): Tracy Ashcroft, a single person, and Erica A Bunke, a single person, as joint tenants

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Flagstar Bank, FSB, its successors and assigns

DATE AND PLACE OF RECORDING: Recorded: May 20, 2021 Stearns County Recorder

Document Number: A1603404

ASSIGNMENTS OF MORTGAGE:

And assigned to: Lakeview Loan Servicing, LLC

Dated: December 10, 2021

Recorded: December 13, 2021 Stearns County Recorder

Document Number: A1621570

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number: 100052550552989385

NOTICE OF MORTGAGE FORECLOSURE SALE

Lender/Broker/Mortgage Originator: Flagstar Bank, FSB Residential Mortgage Servicer: Flagstar Bank, N.A.

COUNTY IN WHICH PROPERTY IS LOCATED: Stearns

Property Address: 740 Hazel Ave E, Kimball, MN 55353

Tax Parcel ID Number: 60.34506.0000

LEGAL DESCRIPTION OF PROPERTY: Lot 47, except the Westerly 25.0 feet thereof and Lot 48, Block 1, Sherwood's Addition to Kimball Prairie, Stearns County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$148,872.92

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: October 03, 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 April 03, 2025, or the next business day if April 03, 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: August 9, 2024

MORTGAGEE: Lakeview Loan Servicing, LLC

Wilford, Geske & Cook, P.A. Attorneys for Mortgagee

7616 Currell Boulevard, Suite 200 Woodbury, MN 55125 (651) 209-3300

File Number: 055134-F1 H-33-6B

NOTICE OF MORTGAGE FORECLOSURE SALE

Lender/Broker/Mortgage Originator: PennyMac Loan Services, LLC

Residential Mortgage Servicer: PennyMac Loan Services, LLC

COUNTY IN WHICH PROPERTY IS LOCATED: Stearns

Property Address: 1745 14th Street S, Saint Cloud, MN 56301

Tax Parcel ID Number: 82.48590.0000

LEGAL DESCRIPTION OF PROPERTY: The South 150 feet of Lot 5, Memorial Acres City of St. Cloud, according to the recorded plat thereof, Stearns County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$227,508.02

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: October 16, 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 April 16, 2025, or the next business day if April 16, 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

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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: August 21, 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: 055035-F1 H-35-6B