

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 14, 2022 ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$218,250.00 MORTGAGOR(S): Michael Thomas Erickson, a single person MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for PennyMac Loan Services, LLC, its successors and assigns DATE AND PLACE OF RECORDING: Recorded: July 15, 2022 Stearns County Recorder Document Number: A1636818 ASSIGNMENTS OF MORTGAGE: And assigned to: PennyMac Loan Services, LLC Dated: July 25, 2024 Recorded: July 26, 2024 Stearns County Recorder Document Number: A1675964 Transaction Agent: Mortgage Electronic Registration Systems, Inc. Transaction Agent Mortgage Identification Number: 1007159-7001762069-9 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 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 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

PROBATE NOTICE

STATE OF MINNESOTA COUNTY OF STEARNS DISTRICT COURT SEVENTH JUDICIAL DISTRICT PROBATE COURT DIVISION Court File No: 73-PR-24-7167

NOTICE AND ORDER FOR HEARING ON PETITION FOR FORMAL ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRS FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS.

In the Matter of the Estate of: Jeffrey John Baird a/k/a Jeffrey J. Baird a/k/a Jeffrey Baird a/k/a Jeff Baird, Decedent.

IT IS ORDERED AND NOTICE is given that on October 18, 2024 at 8:45 a.m., a hearing will be held in this Court at 725 Courthouse Square, St. Cloud, Minnesota, on a petition for the adjudication of intestacy and determination of Decedent's heirs, and for the appointment of Brant J. Baird, whose address is 1707 7th Street North, Sartell, MN 56377, as personal representative of the Decedent's estate in an unsupervised administration.

Any objections to the petition must be raised at the hearing or filed with the Court

prior to the hearing. If the petition is proper and no objections are filed or raised, the personal representative will be appointed with the full power to administer the Decedent's estate, including the power to collect all assets; to pay all legal debts, claims, taxes, and expenses; to sell real and personal property; and to do all necessary acts for the Decedent's estate.

Notice is further given that, subject to Minn. Stat. § 524.3-801, all creditors having claims against the Decedent's estate are required to present the claims to the personal representative or to the Court within four months after the date of this notice or the claims will be barred.

This hearing will be held administratively and no appearances are required unless objections are filed.

BY THE COURT

Dated: September 9, 2024 /s/ William J. Cashman Judge of District Court Dated: September 9, 2024 /s/ George Lock Court Administrator

Drafted by: Attorney Nicholas T. Adams, #0401142 Pemberton Law 203 22nd Avenue West Alexandria, MN 56308 320.759.3143 (p) n.adams@pemlaw.com (e) Our File No.: 2024-6054.444/cw H-37-2B

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 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 NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE The above referenced sale scheduled for August 14, 2024 at 10:00 AM has been postponed to September 17, 2024 at 10:00 AM in the Stearns County Sheriff's office, Law Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota in said County and State. DATED: August 8, 2024 MORTGAGEE: U.S. Bank National Association NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE The above referenced sale scheduled for September 17, 2024 at 10:00 AM has been postponed to October 17, 2024 at 10:00 AM in the Stearns County Sheriff's office, Law Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota in said County and State. DATED: September 10, 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-38-1B

CITY OF SAUK CENTRE NOTICE OF PUBLIC HEARING ON PROPOSED ASSESSMENTS FOR UNPAID CITY AND UTILITY SERVICE CHARGE

Notice is hereby given that the City Council of the City of Sauk Centre, Minnesota, will meet at the Sauk Centre City Hall in the City of Sauk Centre, Minnesota, on the 2nd day of October, 2024, at 6:30 p.m. or shortly thereafter as practical, to consider objections to the proposed assessments for Unpaid City and Utility Service Charges heretofore ordered by the City Council.

The proposed assessment roll is on file with the City Administrator and open to public inspection.

The area proposed to be assessed consists of every lot, piece or parcel of land benefited by said improvement, which has been ordered made and is as follows:

Unpaid City and Utility Service Charges The total amount proposed to be assessed is \$6,536.81.

Written or oral objections will be considered at the hearing. An owner of property to be assessed may appeal the assessment to the District Court of Stearns County pursuant to Minnesota Statutes, Section 429.081 by serving notice of the appeal upon the Mayor or City Administrator/Clerk of the City within 30 days after the adoption of the assessment and filing such notice with the District Court within 10 days after service upon the Mayor or City Administrator/Clerk.

No appeal may be taken as to the amount of any assessment adopted by the City Council unless a signed, written objection is filed with the City Administrator prior to the assessment hearing or presented to the presiding officer at the hearing. All objections to the assessments not received at the assessment hearing in the manner prescribed by Minnesota Statutes, Section 429.061 are waived, unless the failure to object to the assessment hearing is due to a reasonable cause.

Under the provisions of Minnesota Statutes, Sections 435.193 to 435.195, the City may, at its discretion, defer the payment of assessments for any homestead property owned by a person 65 years of age or older for whom it would be a hardship to make the payments.

/s/Vicki Willer City Administrator PUBLISHED: September 19 & 26, 2024 - Sauk Centre Herald H-38-2B

PROBATE NOTICE

STATE OF MINNESOTA COUNTY OF STEARNS SEVENTH JUDICIAL DISTRICT Court File No: 73-PR-24-5310 Case Type: Probate

NOTICE AND ORDER OF HEARING ON PETITION FOR FORMAL ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRSHIP, APPOINTMENT OF PERSONAL REPRESENTATIVE, AND NOTICE TO CREDITORS

In Re the Estate of Donald J. Lemley Decedent (Deceased Person).

IT IS ORDERED AND NOTICE IS GIVEN that on October 24, 2024 at 9:15 a.m., a hearing will be held at Stearns County Court, Minnesota, for the adjudication of intestacy and determination of heirship of Decedent and for the appointment of Brian Joseph Lemley, whose address is 40996 Sauk Lake Rd., Sauk Centre, MN 56378, as personal representative of the Estate of Decedent in a supervised administration.

Any objections to the Petition must be filed with the Court prior to the hearing. If the petition is proper and no objections are filed, the personal representative will be appointed with the full power to administer the Estate, including the power to collect all assets, to pay all legal debts, claims, taxes, and expenses, to sell real and personal property, and to do all necessary acts for the Estate.

NOTICE IS ALSO GIVEN THAT, subject to Minn. Stat. § 524.3-801, all creditors having claims against the Estate are required to present their claims to the personal representative or to the court administrator within four months after the date of this notice or the claims will be barred.

This hearing will be held administratively and no appearances are required unless objections are filed.

BY THE COURT

Dated: August 5, 2024 /s/ Kris Davick-Halfen Judge of District Court Dated: August 5, 2024 /s/ George Lock Court Administrator H-38-2P

ADVERTISEMENT FOR BIDS

Sealed bids will be received by the General Manager of Sauk Centre, Minnesota, at the Utility Offices at 101 Main Street South, Sauk Centre, MN 56378 until 1:30 P.M. on the 9th day of October, 2024, for Furnishing Electrical Materials for the Sauk Centre Public Utilities, Minnesota, at which time the bids shall be publicly opened and read aloud.

The materials to be supplied are described in general as follows:

- Three-Phase Padmount Distribution Transformers and associated boxpads
• Single-Phase Padmount Distribution Transformers and associated boxpads

The above equipment shall be in accordance with the specifications and proposed form of contract now on file in the office of the Utilities in said Sauk Centre, Minnesota, by this reference made a part hereof, as though fully set out and incorporated herein.

Each bid shall be made on bid forms furnished by the Engineer and shall be accompanied by bid security in the form of a certified check or bid bond, made payable to Sauk Centre Public Utilities, Minnesota, in the amount of ten percent (10%) of the bid, which security becomes the property of Sauk Centre Public Utilities in the event the successful bidder fails to enter into a contract and post a satisfactory Performance Bond.

Material suppliers desiring a copy of the bid forms and specifications for individual use may obtain them from the office of the Engineer, DGR Engineering, 1302 South Union, P.O. Box 511, Rock Rapids, Iowa, telephone (712) 472-2531, fax (712) 472-2710, website www.dgr.com, e-mail dgr@dgr.com, no deposit required.

Payment to the Supplier will be made on the basis of one hundred percent (100%) of the contract price of the material within thirty (30) days of receipt of the material and associated invoice and acceptance by the Owner.

Delivery of the materials may start after execution of Contract Documents. All materials shall be delivered by the dates set in the Specifications.

Sauk Centre Public Utilities reserves the right to defer acceptance of any bid for a period not to exceed thirty (30) days after the date bids are received and no bid may be withdrawn during this period. Sauk Centre Public Utilities also reserves the right to reject any or all bids and enter into such contract as it shall deem to be in the best interest of the Utility. Dated this 10th day of September, 2024.

SAUK CENTRE PUBLIC UTILITIES SAUK CENTRE, MINNESOTA By /s/ Debbie Boyer General Manager H-38-2B

City of Sauk Centre Notice of Public Hearing Variance Request

Notice is hereby given that the Sauk Centre Planning Commission acting as the Board of Adjustments will conduct a public hearing on Tuesday, October 8, 2024 at 4:30 PM, or shortly thereafter as practical, in the Council Chambers of City Hall, to consider a variance, on behalf of Matthew & Tara Wessel.

The variance if granted, would allow for a 2,880 square foot detached accessory structure where normally an 1,800 square foot detached accessory structure is allowed in the R-1 zoning district.

For the property located on County Road 185, legally described as Outlot A of East River Heights.

Any persons having an interest in this matter will have the opportunity to be heard. Written comments will be accepted until the time of hearing. Materials related to this request can be reviewed within the Planning & Zoning Office of City Hall.

/s/ Sarah Morton

City Planner/Zoning Administrator Published: September 19, 2024 H-38-1B

CERTIFICATE OF ASSUMED NAME Minnesota Statutes Chapter 333

ASSUMED NAME: Truck Wash Centre. PRINCIPAL PLACE OF BUSINESS IS: 1131 Progress Place, Sauk Centre, MN 56378.

APPLICANT(S): Lakeshore Trucks Inc., 707 Lakeshore Drive, Sauk Centre, MN 56378.

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/ Jeffrey Leyk 08/22/2024 H-37-2P

PUBLIC NOTICE

NOTICE OF SHERIFF'S SALE

STATE OF MINNESOTA
COUNTY OF STEARNS
DISTRICT COURT
SEVENTH JUDICIAL
DISTRICT

Case Type: Foreclosure
Case No: 73-CV-23-9062

NOTICE OF SHERIFF'S SALE UNDER JUDGMENT AND DECREE – REAL PROPERTY

Vanderbilt Mortgage and Finance, Inc.,
Plaintiff,

v.
Jay H. Seguin, and all other persons unknown claiming any right, title, estate, interest, or line in the real estate described in the Complaint herein,
Defendants.

NOTICE IS HEREBY GIVEN, that under and by virtue of Judgment made and entered in the above entitled action on the 30th day of May, 2024, by the District Court of Stearns County, Minnesota, Seventh Judicial District, a certified copy of which has been delivered to me directing the sale of the premises hereinafter described, to satisfy the amount found and adjudged due Plaintiff in the above entitled action from Defendant Jay H. Seguin, as prescribed in the Judgment, the undersigned Sheriff of Stearns County will sell at public auction, to the highest bidder, for cash, on the 31st day of October, 2024, at 10:00 a.m., at 705 Courthouse Square, St. Cloud, MN 56303, the premises and real estate lying and being in the County of Stearns, State of Minnesota, described in said Judgment to wit:

Lot Twenty-eight (28), Block One (1), Roosevelt Place, according to the plat and survey thereof on file and of record in the office of the County Recorder for Stearns County, Minnesota.

Commonly referred to as 144 30th Avenue North, St. Cloud, Minnesota 56303 (hereinafter the "Premises") together with (i) all buildings and improvements now or hereafter located on the Premises (the "Improvements"); (ii) all of the estate, right, title, claim, or demand of any nature whatsoever of Jay H. Seguin (the "Borrower") either in law or in equity, in possession or expectancy, in and to the Mortgaged Property (as defined below) or any part thereof; (iii) all easements, rights-of-way, gores of land, streets, ways, alleys, passages, sewer rights, waters, water courses, water rights and powers, and all estates, rights, titles, interests, privileges, liberties, tenements, hereditaments, and appurtenances of any nature whatsoever, in any way belonging, relating, or pertaining to the Mortgaged Property (including, without limitation, any and all development comparable rights or similar comparable rights of any nature whatsoever nor or hereafter appurtenant to the Premises or now or hereafter transferred to the Premises)

and all land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the Premises to the center line thereof; (iv) all machinery, apparatus, equipment's, fittings, fixtures and other property of every kind and nature whatsoever owned by the Borrower, or in which the Borrower has or may have an interest, now or hereafter located upon the Mortgaged Property, or appurtenance thereto, or usable in connection with the future or present operation or occupancy of the Mortgaged Property and all building equipment, materials, and supplies or any nature whatsoever owned by the Borrower, or in which the Borrower has or shall have an interest, now or hereafter located upon the Mortgaged Property (hereinafter collectively referred to as the "Equipment"), and the right, title, and interest of the Borrower in and to any of the Equipment which may be subject to any security agreements (as that term may be defined in the Uniform Commercial Code of the State of Minnesota), superior in lien to the lien of the Mortgage subject of this action; (v) all awards or payments, including interest thereon, and the right to receive the same, which may be made in respect to the Mortgaged Property, whether from the exercise of right of eminent domain (including transfer made in the exercise of said right), or for any other injury to or decrease in the value of the Mortgaged Property; (vi) all leases and other agreements (other than Ground Leases) affecting the use or occupancy of the Mortgaged Property now or hereafter entered into (hereafter referred to as the "Leases") and the right to receive and apply rents, issues, and profits of the Mortgaged Property (hereinafter referred to as the "Rents") to the payment of obligations; (vii) all proceeds of any unearned premiums on any insurance policy (collectively, referred to hereinafter as the "Policies") covering the Mortgaged Property, including without limitation, the right to receive and apply the proceeds of any insurance, judgments, or settlements made in lieu thereof, for damage to the Mortgaged Property; (viii) the right, in the name and on behalf of the Borrower, to appear in and defend any action or proceeding brought with respect to the Mortgaged Property and to commence any action or proceeding brought with respect to the Mortgaged Property and to commence any action or proceeding to protect the interest of Plaintiff in the Mortgaged Property; and (ix) all proceeds of each of the foregoing (off of the foregoing, together with the Premises, the "Mortgaged Property").

STEVE SOYKA
SHERIFF OF STEARNS
COUNTY, MINNESOTA

Dated: September 17, 2024

By: /s/ David Patterson
/s/ David Patterson, 2573
Deputy Sheriff
H-38-6B