

**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 Appeals and Adjustments will conduct a public hearing on Tuesday October, 8, 2024 at 4:30 p.m. or shortly thereafter as practical, in the Council Chambers of City Hall, to consider variances, on behalf of Guillermo M. Sarmiento Gonzalez & Yeimi Mota Estudillo.  
Property Location: 725 Prospect Avenue, Sauk Centre, Minnesota 56378 Parcel number: 94.58910.0000  
Legal Description: A tract bounded as follows; Beginning at the most Northerly corner of Block 22 of Robbin's and Mendenhall's Addition to Sauk Centre, thence running Southeast on the Southwest side of Prospect Avenue, 100 feet to the land deeded to George N. Petty, thence Southwest on a line parallel to Centre Street of said Addition 160 feet to the alley running through said Block 22, thence on Easterly side of said alley on a line parallel, to said Prospect Avenue, 100 feet to said Centre Street, thence on Southeasterly side of said Centre Street 160 feet to the place of beginning, according to the plat and survey thereof on file and of record in the Stearns County Recorder's Office, Stearns County, Minnesota.  
A variance is sought for relief from the dimensional standard of the required 25 foot setback from a side/street corner of a Low and Medium Density Residentially (R-1) zoned property. The applicants are seeking a 19 foot variance from the side/street

corner (north) property line. If granted, the variance would allow an addition to an existing dwelling to be constructed at the same setback of 6 feet from the north property line.  
A variance is sought for relief from the dimensional standard of the required 25 foot setback from a side/street corner of a Low and Medium Density Residentially (R-1) zoned property. The applicants are seeking a 23 foot variance from the side/street corner (north) property line. If granted, the variance would allow an attached garage to be constructed 2 feet from the north property line.  
A variance is also sought for relief from the dimensional standard of the maximum square footage allowed of an attached garage in a Low and Medium Density Residentially (R-1) zoning district. If granted, the variance would allow for an attached garage of 1,584 square feet where normally 1,200 square feet is allowed.  
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 in the Sauk Centre Herald on  
Thursday, September 26, 2024.

H-39-1B

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

ASSUMED NAME: The Northstars & Stripes CAGone Skate Sharpening and Profiling.  
PRINCIPAL PLACE OF BUSINESS IS: 8 Joseph Ct, Saint Cloud, MN 56303 USA.  
APPLICANT(S): Raymond Dell Watson III, 8 Joseph Ct, Saint Cloud, MN 56303 USA; Raymond Dell Watson II, 8 Joseph Ct, 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/ Raymond Dell Watson II  
09/17/2024  
H-39-2P

**NOTICE OF MORTGAGE FORECLOSURE SALE**

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:  
DATE OF MORTGAGE: 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

**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

**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

**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:

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 rights, air 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 sub-

ject 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

**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