

PUBLIC NOTICES

NOTICE OF MORTGAGE FORECLOSURE SALE

24-117858
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: July 25, 2006
 ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$40,000.00

MORTGAGOR(S): Douglas J. Kutz and Judy M. Kutz, husband and wife

MORTGAGEE: Washington Mutual Bank

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Washington Mutual Bank

SERVICER: JPMorgan Chase Bank, N.A.

DATE AND PLACE OF FILING: Filed August 16, 2006, Benton County Recorder,

as Document Number A 340987

ASSIGNMENTS OF MORTGAGE: Assigned to: JPMorgan Chase Bank, National Association

LEGAL DESCRIPTION OF PROPERTY: THE EAST 525 FEET OF THE NORTH 416 FEET OF THE SOUTH 680 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE 1/2 OF NE 1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP THIRTY-SIX (36) NORTH, RANGE

THIRTY (30) WEST, FOURTH PRINCIPAL MERIDIAN, BENTON COUNTY, MINNESOTA.

PROPERTY ADDRESS: 1083 65Th Avenue Northeast, Sauk Rapids, MN 56379

P R O P E R T Y IDENTIFICATION NUMBER: 090038100

COUNTY IN WHICH PROPERTY IS LOCATED: Benton

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$29,358.18

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 29, 2024, 10:00AM

PLACE OF SALE: Sheriff's Main Office, Lobby of Law Enforcement Center, 581 Hwy 23, Foley, MN 56329

to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorneys fees allowed by law, subject to redemption within 6 Months from the date of said sale by the mortgagor(s) the personal representatives or assigns.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied,

single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property, if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 580.23, is 11:59 p.m. on April 29, 2025, or the next business day if April 29, 2025 falls on a Saturday, Sunday or legal holiday.

“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 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: August 28, 2024

JPMorgan Chase Bank, National Association Assignee of Mortgagee LOGS Legal Group LLP Tracy J. Halliday - 034610X LOGS Legal Group LLP Attorneys for Mortgagee 1715 Yankee Doodle Road, Suite 210 Eagan, MN 55121 (952) 831-4060

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

F-36-6B

Statement of Ownership, Management, and Circulation (All Periodicals Publications Except Requester Publications)

PS Form 3526

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10. Owner (Do not leave blank. If the publication is owned by a corporation, give the name and address of the corporation immediately followed by the names and addresses of all stockholders owning or holding 1 percent or more of the total amount of stock. If not owned by a corporation, give names and addresses of the individual owners. If owned by a partnership or other unincorporated firm, give its name and address as well as those of each individual owner. If the publication is published by a nonprofit organization, give its name and address.)			
Full Name	Complete Mailing Address		
MARK KLAPHAKE	41835 COUNTY ROAD 184, SAUK CENTRE, MN 56378-8183		
MELISSA TRAEGER	919 LAKE SHORE DRIVE, SAUK CENTRE, MN 56378-1043		
NATASHA BARBER	22 16TH AVE SW UNIT 122, RICE, MN 56367-4630		
JOYCE FRERICKS	5091 COUNTY ROAD 78 SE, OSAKIS, MN 56360-8429		
NANCY POWELL	701 10TH STREET SOUTH, SAUK CENTRE, MN 56378-1736		
TIMOTHY VOS	35704 STATE HIGHWAY 238, ALBANY, MN 56307-9679		
AMANDA THOOFT	11162 251 AVE, SAUK CENTRE, MN 56378-4826		
11. Known Bondholders, Mortgagees, and Other Security Holders Owning or Holding 1 Percent or More of Total Amount of Bonds, Mortgages, or Other Securities. If none, check box <input checked="" type="checkbox"/> None			
Full Name	Complete Mailing Address		

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NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the Benton County Planning Commission will conduct public hearings on October 17th, 2024, in the Commissioner's Room, Benton County Government Center, Foley, and beginning at 7:00 p.m. The Planning Commission will hear the following:

1) Nathan and Stacey Gohl requesting a conditional use permit to allow a storage structure on a residential lot without a principal structure in the R-3 Residential District. Pursuant to Sections 9.1.2(B)(1) and 11.6 of the Benton County Development Code. The affected property is described as follows: Lot 3, Block 1, Paradise, Section 22, Watab Township.

2) Michael Rothfork requesting a conditional use permit to allow a storage structure on a lot less than 10 acres without a principal structure in the Agricultural District. Pursuant to Sections 7.2.4(LL), 9.1.2(B)(2) and 11.6 of the Benton County Development Code. The affected property is described as follows: E452.64ft of W2101.64ft, N1/2 N1/2 SW1/4, Section 27, St. George Township.

ANYONE with comments regarding the above will be heard at this meeting.

FR-40-1B

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 conditions of the following described mortgage:

DATE OF MORTGAGE: January 5, 2002

MORTGAGOR: Jeffrey Ralph Millner, a single person.

MORTGAGEE: Homeland Mortgage, LLC.

DATE AND PLACE OF RECORDING: Recorded January 18, 2002 Benton County Recorder, Document No. 282046.

ASSIGNMENTS OF MORTGAGE: Assigned to: First Federal Savings Bank. Dated January 10, 2002 Recorded January 18, 2002, as Document No. 282047. And thereafter assigned to: Washington Mutual Bank, FA. Dated January 10, 2002 Recorded January 18, 2002, as Document No. 282048. And thereafter assigned to: Wells Fargo Bank, NA. Dated April 7, 2007 Recorded April 17, 2007, as Document No. A347525. And thereafter assigned to: Specialized Loan Servicing LLC. Dated January 25, 2019 Recorded January 25, 2019, as Document No. 433959. And thereafter assigned to: Federal Home Loan Mortgage Corporation, as trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-3. Dated March 3, 2020 Recorded March 5, 2020, as Document No. 441612.

TRANSACTION AGENT: NONE

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: NONE

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Homeland Mortgage, LLC

RESIDENTIAL MORTGAGE SERVICER: Select Portfolio Servicing, Inc.

MORTGAGED PROPERTY ADDRESS: 264 Birch Drive, Foley, MN 56329

TAX PARCEL I.D. #: 13.00648.00

LEGAL DESCRIPTION OF PROPERTY: LOT TWENTY-ONE (21), BLOCK SIX (6), FOLEY DEVELOPMENT PLAT IN THE CITY OF FOLEY; COUNTY OF BENTON, STATE OF MINNESOTA.

COUNTY IN WHICH PROPERTY IS LOCATED: Benton

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$115,000.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$106,826.74

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 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 31, 2024 at 10:00 AM

PLACE OF SALE: Benton County Sheriff's Office, 581 Highway 23 Northeast Foley, MN

to pay the debt then secured by said 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 said sale by the mortgagor(s), their personal representatives or assigns unless reduced to Five (5) weeks under MN Stat. §580.07.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 580.23 is 11:59 p.m. on April 30, 2025, unless that date falls on a weekend or legal holiday, in which case it is the next weekday, and unless the redemption period is reduced to 5 weeks under MN Stat. Secs. 580.07 or 582.032.

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."

Dated: August 26, 2024

Federal Home Loan Mortgage Corporation, as trustee Mortgagee/Assignee of Mortgagee

LIEBO, WEINGARDEN, DOBIE & BARBEE, P.L.L.P.

Attorneys for Mortgagee/Assignee of Mortgagee 4500 Park Glen Road #300 Minneapolis, MN 55416 (952) 925-6888 38 - 24-004983 FC

IN THE EVENT REQUIRED BY FEDERAL LAW: THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

F-36-6B

**BENTON COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
SEPTEMBER 3, 2024**

The Benton County Board of Commissioners met in regular session on September 3, 2024, in the Benton County Board Room in Foley, MN. Call to order by Chair Jared Gapinski was at 9:00 AM followed by the Pledge of Allegiance to the flag. A roll call showed Commissioners Beth Schlangen, Jared Gapinski, Scott Johnson, and Ed Popp present. Commissioner Heinen was absent. Chair Gapinski noted the absence excused.

County Administrator Montgomery Headley noted that there were additions to Consent Agenda item #3 regarding the Joint Powers Agreement (JPA) with Local Government Units for the enforcement and regulation of cannabis where Alberta and Graham Townships submitted Joint Powers Agreements (JPA's). Motion by Johnson and seconded by Popp to approve the agenda as written. Motion carried unanimously.

Under Open Forum, Teamsters Local 320 Business Agent Amy Perusse shared concerns regarding the Class and Comp Maintenance Program stating that one position, the Detective Lieutenant position did not get evaluated this year. Perusse stated that by excluding this position from the Class and Comp Maintenance Program would be disrespectful and disrupts the hierarchy within the department. Perusse asked that the County Board add the position to this year's Class and Comp Maintenance Program. If the Detective Lieutenant position is excluded from this year's Class and Comp Maintenance Program, Perusse asked that the County Board reject anything that excludes one position with the licensed staff in Benton County. Gapinski shared that we are evaluating 1/3 of the positions each year. Headley added that he has shared these concerns with David Drown and Associates (DDA).

Motion by Johnson and seconded by Schlangen to approve Consent Agenda items 1 - 9: 1) approve the Regular Meeting Minutes of August 20, 2024 and authorize the Chair to sign; 2) approve a Memorandum of Agreement with the University of Minnesota for Extension Educator positions and authorize the Chair to sign; 3) approve the Joint Powers Agreements with Local Government Units for the enforcement and regulation of cannabis and authorize the Chair to sign; 4) approve an add-on agreement with Schneider Geospatial, LLC to integrate the Tyler Tax/CAMA system with Beacon and authorize the Chair to sign; 5) approve the 2024 SCORE Grant Applications Round III; 6) approve the Board Certification to the County Auditor/Treasurer for tax year 2025 Benton County Solid Waste Fee Assessment and authorize the Chair to sign; 7) approve a Special Road Use Permit for the American Legion Car Show and authorize the Chair to sign; 8) approve a contract with Summit Fire and authorize the Chair to sign; 9) approve a contract with Lexipol for access to Cordico Employee Wellness App and authorize the Chair to sign. Motion carried unanimously.

Next, Chair Gapinski requested to move up the Regular Agenda item to declare the week of October 6th - 12th as "4-H" Week in Benton County. Brenda Kaschmitter spoke on behalf of Extension Educator Ann Olson about the positive impact 4-H has made on the youth in Benton County. 4-H members Emma Kaschmitter, Raelee Lyon, Allie Berringer, Eve McKay, Abry Lyon, Luke McKay, Annie Reisinger, Owen McKay, Valerie McKay, Jacob Lyon and Anna McKay all shared their experiences with 4-H and the opportunities 4-H has provided them. Brenda Kaschmitter requested the County Board approve the Proclamation declaring the week of October 6th - 12th as "4-H" Week in Benton County. Motion by Johnson and seconded by Popp to approve the Proclamation. Motion carried unanimously.

Next, Headley introduced new Human Services Director Joy Johnson-Lind to the County Board. This item was for informational purposes only.

Next, Headley shared the County Administrator's report which included: 1) the Monthly Financial Report through July 31, 2024; 2) an update on the Government Center project; 3) an update on the employee engagement project; 4) an update on Bend in the River Park project; 5) an update on HR Director recruitment. This item was for informational purposes only.

Next, County Engineer Chris Byrd requested the County Board approve a Construction Contract for project SAP 005-599-029. This project is the bridge replacement project on Maywood Township Road 105th Street. There were 9 bids that were

received, and Landwehr Construction was the lowest responsible bidder at \$368,862.42 which was 2% below the Engineer's estimate. Byrd recommends awarding the Construction Contract to Landwehr Construction. Motion by Johnson and seconded by Popp to award the Construction Contract to Landwehr Construction. Motion carried unanimously.

Next, Byrd requested to award a Construction Contract for annual pavement making. Byrd noted that only one bid was received from Sir-Lines-A-Lot, LLC. They are a responsible bidder in the fact that their bid followed all bidding instructions and requirements. Their bid is \$140,600.00. The engineer's estimate was \$142,500. Sir-Lines-A-Lot is already working in Benton County for a HSIP striping project awarded earlier this year. Byrd recommends the County Board to award the construction contract to Sir-Lines-A-Lot, LLC for the annual pavement marking contract. Motion by Popp and seconded by Johnson to award a construction contract to Sir-Lines-A-Lot, LLC. Motion carried unanimously.

Next, County Engineer Chris Byrd requested County Board approval of the updated 5-Year Road Construction Improvement Plan (CIP). The 5-Year Highway CIP was discussed at a recent Committee of the Whole. Byrd shared some of the highlights of the Sales Tax for Transportation and that Benton County has collected \$15,873,511.39 to date; the cost of projects completed to date is \$12,991,895.87; the cost of projects not completed is \$23,188,565 (today's dollars); there are 36 projects on the list in which 17 have been completed; there are 11 State Aid Highway projects, of which 6 have been completed; there are 25 County Highway projects of which 11 are complete; and the end date of Sales Tax collection is December 31, 2037. Byrd also discussed the facts about the 5-Year Road and Bridge CIP and Benton County will be investing over \$50 million over the next 5 years; nearly 82.5 miles of road will be improved or rehabilitated; there will be 5 bridge replacements; the amount includes \$12 million in outside money (grants); the amount includes \$16.7 million of Sales Tax for Transportation; the amount also includes spending \$21 million of State Aid allotment. Byrd noted that County Road 50 is included on the 5-Year Plan to be paved in 2027 for \$2.3 million. Popp stated that CR 50 is a huge undertaking for the amount of traffic on that road and would like to find a road that has a higher traffic count and would be more cost effective for the County to use the Sales Tax for Transportation funds for. Popp also suggested using the funds for maintenance on the roads. Byrd responded by saying that the Sales Tax for Transportation required a resolution that listed specific projects, and CR 50 was listed on that Resolution. In order to change the original resolution, we would need to hold a public hearing. Motion by Popp and seconded by Johnson to approve the 5-Year Road CIP with the consideration of having a public hearing to discuss paving gravel roads and maintenance. Motion carried unanimously.

The County Board Meeting recessed at 10:02 AM to conduct a Community Health Board Meeting.

The County Board reconvened at 10:24 AM.

Next, Board members reported on recent meetings they attended on behalf of Benton County.

There were no additional comments under Comments by Commissioners.

Popp/Johnson to set the Committee of the Whole Meetings: Wednesday, September 11, 2024, Greater St. Cloud Development Corporation Industry Innovators Forum, the Clearing 195 River Ave S, Sauk Rapids, MN 56379, 8:00 AM; Monday, September 30, 2024 Space Needs Discussion with GLT Architects and Contegrity Group, Benton County Boardroom, Foley, 8:30 AM; Thursday, October 10, 2024 CARE Touching Tables for Seniors Luncheon, New Life Church, 931 Norman Ave, Foley, MN 56329, 12:00 PM; Monday, December 9, 2024 through Wednesday, December 11, 2024 AMC Annual Conference, DoubleTree Hotel, 7800 Normandale Boulevard, Minneapolis, MN 55439, 8:00 AM. Motion carried unanimously.

Chair Gapinski adjourned the Regular Board Meeting at 10:35 AM.

Jared Gapinski, Chair
Benton County Board of Commissioners

ATTEST:
Montgomery Headley
Benton County Administrator

F-40-1B

PUBLIC NOTICES

PROBATE NOTICE

STATE OF MINNESOTA
COUNTY OF BENTON
SEVENTH JUDICIAL
DISTRICT
DISTRICT COURT
PROBATE DIVISION
Court File No: 05-PR-24-1682

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

Estate of
Ruth Lynn Moeller, aka Ruth
L. Moeller and Ruth Moeller,
Decedent.

It is Ordered and Notice
is given that on November 18,
2024, at 8:00 a.m., a hearing
will be held in this Court, re-
motely by zoom at 615 High-
way 23, Foley, Minnesota, for
the adjudication of intestacy
and determination of heirship
of the Decedent, and for the
appointment of Tomiah J. Mo-
eller, whose address is 19827
County 38, Long Prairie, MN
56347 as Personal Representa-
tive of the Estate of the Dece-
dent in an unsupervised admin-
istration. Any objections to the
petition must be filed with the

Court prior to or raised at the
hearing. If proper and if no ob-
jections are filed or raised, the
Personal Representative will
be appointed with full power
to administer the Estate, in-
cluding 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. This hearing will be
held administratively and you
are not required to appear.

Notice is also given that
(subject to Minn. Statutes sec-
tion 524.3-801) all creditors
having claims against the Es-
tate are required to present the
claims to the Personal Repre-
sentative or to the Court Ad-
ministrator within four months
after the date of this Notice or
the claims will be barred.

BY THE COURT
Dated: September 26, 2024
/s/ Robert J. Raupp
Judge of District Court
/s/ Megan Bergman
Court Administrator

Attorneys for Petitioner
Michael Metherd
Johnson/Turner
56 East Broadway Avenue
Forest Lake, MN 55025
Attorney License No: 396314
Telephone: (651) 464-7292
FAX: (651) 464-7348
Email: michael@johnsonturn-
er.com

F-40-2B

CERTIFICATE OF ASSUMED NAME
Minnesota Statutes
Chapter 333

ASSUMED NAME: EMEAL DANNEITH WILSON
PRINCIPAL PLACE OF BUSINESS IS: 155 S. MAIN ST.
UNIT 46511, MOUNT CLEMENS, MI 48046 USA.
NAMEHOLDER(S): Emeal D. Wilson, 155 S. Main St. Unit
46511, Mount Clemens, MI 48046 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/ Emeal D. Wilson
08/16/2024
F-37-4P

CERTIFICATE OF ASSUMED NAME
Minnesota Statutes
Chapter 333

ASSUMED NAME: MR POTATO.
PRINCIPAL PLACE OF BUSINESS IS: 9805 SHARON PL
NW, RICE, MN 56367 USA.
APPLICANT(S): Anna Marie's, LLC, 9805 SHARON PL
NW, RICE, MN 56367 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/ Claudia M. Revermann
09/13/2024
F-40-2B