

AMENDMENT TO ASSUMED NAME Minnesota Statutes Chapter 333

1. List the exact assumed name under which the business is or will be conducted: Sterling Park - Ridgeview
2. Principal Place of Business: 1009 10th Ave NE, Sauk Rapids, MN 56379.
3. List a Mailing Address if you cannot receive mail at the principal place of business address: None.
4. List the name and complete street address of all persons conducting business under the above Assumed Name, OR if an entity, provide the legal corporate, LLC, or Limited Partnership name and registered office address: Park Gardens Apartments Partnership, LLP, 730 2nd Ave S, Suite 1450, Minneapolis, MN 55402.

5. This certificate is an amendment of Certificate of Assumed Name File Number: 251490 originally filed on: 5/11/2001.
6. 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/ Alexandra Farren, Authorized Agent
10/16/2024
F-44-2B

NOTICE OF MORTGAGE FORECLOSURE SALE

24-118135
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 7, 2022
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$363,298.00
MORTGAGOR(S): Natasha K. Bednar, a single woman and Mark J. Wuellner, a single man
MORTGAGEE: Mortgage Electronic Registration Systems, Inc.
TRANSACT ION AGENT: Mortgage Electronic Registration Systems, Inc.
MIN#: 100376303034036105
LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Broker Solutions Inc. dba New American Funding
SERVICER: New American Funding, LLC
DATE AND PLACE OF FILING: Filed October 14, 2022, Benton County Recorder, as Document Number 463342
ASSIGNMENTS OF MORTGAGE: Assigned to: New American Funding, LLC
LEGAL DESCRIPTION

OF PROPERTY: ALL THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW 1/4 OF SE 1/4) OF SECTION SIXTEEN (16), TOWNSHIP THIRTY-SIX (36) NORTH, RANGE THIRTY (30) WEST, BENTON COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SOUTHEAST QUARTER (SW 1/4 OF SE 1/4); THENCE N 90° 00' 00" E, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW 1/4 OF SE 1/4), A DISTANCE OF 667.32 FEET TO POINT OF BEGINNING OF TRACT TO BE DESCRIBED; THENCE N 01° 50' 18" E, 356.34 FEET; THENCE N 89° 57' 36" E, 665.50 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF SOUTHEAST QUARTER (SW 1/4 OF SE 1/4); THENCE S 01° 42' 47" W, ALONG EAST LINE OF SAID SW 1/4 SE 1/4 A DISTANCE OF 356.77 FEET; THENCE S 90° W, ALONG SAID SOUTH LINE 666.57 FEET TO THE POINT OF BEGINNING AND THERE TERMINATING, BEING SUBJECT TO AN EXISTING EASEMENT FOR ROAD RIGHT OF WAY OVER AND ACROSS THE SOUTHERLY AND EASTERLY BOUNDARY LINES THEREOF
PROPERTY ADDRESS: 4195 25th Street Northeast, Sauk Rapids, MN 56379
P R O P E R T Y IDENTIFICATION NUMBER: 09.00220.00
COUNTY IN WHICH PROPERTY IS LOCATED: Benton
THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$376,183.32
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: January 7, 2025, 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 July 7, 2025, or the next business day if July 7, 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: October 25, 2024
New American Funding, LLC
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-44-6B

PUBLIC NOTICES

NOTICE OF PUBLIC HEARING ON A REQUEST TO REZONE A PARCEL OF PROPERTY AND ISSUE A VARIANCE FOR PARKING IN THE CITY OF FOLEY

Notice is hereby given, that on the 12th of November, 2024, at 5:30 P.M., at the Foley City Hall, in the City of Foley, pursuant to the City of Foley Zoning Ordinance Section 23, the City Council and the Planning Commission will hold a joint public hearing relating to the request of ODAM Medical to rezone the described property below from "R-2" Multi-Family Residential to "B-1" Central Business District.

Notice is also given that on the 12th of November, 2024, at 5:30 P.M., at the Foley City Hall, in the City of Foley, pursuant to the City of Foley Zoning Ordinance Section 24, the City Council and the Planning Commission will hold a joint public hearing relating to the variance request of ODAM Medical as it relates to the number of required parking spaces.

The property for both requests is located at 700 Penn Street, Foley, MN.

Anyone wishing to appear with reference to the above requests will be heard at this meeting.

Sarah A. Brunn
City Administrator
F-44-1B

NOTICE OF MORTGAGE FORECLOSURE SALE

October 15, 2019 as Document Number 438849 in the Office of the County Recorder of Benton County, Minnesota.
LEGAL DESCRIPTION OF PROPERTY: Lot 16, Block 2, Fox Meadows, Benton County, Minnesota.
STREET ADDRESS OF PROPERTY: 909 7TH ST NE, RICE, MN 56367
COUNTY IN WHICH PROPERTY IS LOCATED: Benton County, Minnesota.
THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$121,172.41
TRANSACT ION AGENT: Mortgage Electronic Registration Systems, Inc.
NAME OF MORTGAGE ORIGINATOR: Liberty Savings Bank
RESIDENTIAL SERVICER: LoanCare, LLC
TAX PARCEL IDENTIFICATION NUMBER: R15.006666.00
TRANSACT ION AGENT'S MORTGAGE IDENTIFICATION NUMBER: 1003624-1045299240-8
THAT no action or proceeding has been instituted at law to recover the debt then remaining secured by such mortgage, or any part thereof, or, if the action or proceeding has been instituted, that the

same has been discontinued, or that an execution upon the judgment rendered therein has been returned unsatisfied, in whole or in part.
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: December 10, 2024 at 10:00 AM.
PLACE OF SALE: Benton County Sheriff's Office, 581 Highway 23, Foley, MN 56329.
to pay the debt then secured by said mortgage and taxes, if any actually paid by the mortgagee, on the premises and the costs and disbursements allowed by law. The time allowed by law for redemption by said mortgagor(s), their personal representatives or assigns is six (6) months from the date of sale.
TIME AND DATE TO VACATE PROPERTY: Unless said mortgage is reinstated or the property redeemed, or unless the time for redemption is reduced by judicial order, you must vacate the premises by 11:59 p.m. on June 10, 2025.
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.
MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None
Dated: October 02, 2024
LAKEVIEW LOAN SERVICING, LLC
Mortgagee
TROTT LAW, P.C.
By: /s/
N. Kibongni Fondungallah, Esq.
Samuel R. Coleman, Esq.
Sung Woo Hong, Esq.
Attorneys for Mortgagee
25 Dale Street North
St. Paul, MN 55102
(651) 209-9760
(22-0501-FC03)
THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.
F-41-6B

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:
DATE OF MORTGAGE: April 11, 2022
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$319,088.00
MORTGAGOR(S): Brian James Fisher and Nikole Renee Fisher, married to each other
MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Homeowners Financial Group USA, LLC, its successors and assigns
DATE AND PLACE OF RECORDING: Recorded: April 13, 2022
Benton County Recorder
Document Number: 459956
ASSIGNMENTS OF MORTGAGE: And assigned to: Planet Home Lending, LLC
Dated: August 31, 2024
Recorded: September 3, 2024
Benton County Recorder
Document Number: 473370
Transaction Agent: Mortgage Electronic Registration Systems, Inc.
Transaction Agent Mortgage Identification Number: 1003775-1300254728-4

Lender/Broker/Mortgage Originator: Homeowners Financial Group USA, LLC
Residential Mortgage Servicer: Planet Home Lending, LLC
COUNTY IN WHICH PROPERTY IS LOCATED: Benton
Property Address: 1734 Maple Court, Saint Cloud, MN 56304
Tax Parcel ID Number: 17.01546.00
LEGAL DESCRIPTION OF PROPERTY: Lot 9, Block 1, Oakwood Heights Plat Six, according to the plat and survey thereof on file and of record in the Office of the County Recorder in and for Benton County, Minnesota
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$322,106.38
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: November 21, 2024 at 10:00 AM
PLACE OF SALE: County Sheriff's office, 581 Highway 23, Foley, 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 May 21, 2025, or the next business day if May 21, 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: September 30, 2024
MORTGAGEE: Planet Home Lending, LLC
Wilford, Geske & Cook, P.A.
Attorneys for Mortgagee
7616 Currell Boulevard, Suite 200
Woodbury, MN 55125
(651) 209-3300
File Number: 055221-F1
F-41-6B

SUMMONS

STATE OF MINNESOTA BENTON COUNTY DISTRICT COURT SEVENTH JUDICIAL DISTRICT Court File Number: 05-JV-24-1770

- You are a parent to the child(ren) named in the petition; or
You are a party to this proceeding pursuant to Juvenile Protection Rule 32.01 or an attorney for a party; or
You have physical custody of the child who is the subject of the Petition; or
You are a person whose presence the court believes is important to a determination concerning the best interests of the child(ren) who are the subject of the Petition.

IF YOU FAIL TO APPEAR AT THE HEARING:

- The court may conduct the hearing without you; and
The court may find that the factual allegations and statutory grounds set forth in the petition have been proved; and
The court may enter an order granting the relief requested in the petition, which may include:

- removing the child(ren) from the home of the parent or legal custodian and placing the child(ren) in foster care;
permanently severing the parent's rights to the child(ren) pursuant to a termination of parental rights petition;
permanently transferring the child(ren)'s legal and physical custody to a relative; or
an order for other permanent placement of the child(ren).

A STATEMENT OF YOUR RIGHTS AND RESPONSIBILITIES, including the right to be represented by an attorney as authorized under the statutes and court rules, can be obtained in Court Administration. It is your responsibility to immediately notify the court administrator if your address changes. Dated: October 9, 2024

Megan Bergman Court Administrator F-43-3B

SUMMONS

STATE OF MINNESOTA BENTON COUNTY DISTRICT COURT SEVENTH JUDICIAL DISTRICT Court File Number: 05-JV-24-1769

- You are a parent to the child(ren) named in the petition; or
You are a party to this proceeding pursuant to Juvenile Protection Rule 32.01 or an attorney for a party; or
You have physical custody of the child who is the subject of the Petition; or
You are a person whose presence the court believes is important to a determination concerning the best interests of the child(ren) who are the subject of the Petition.

IF YOU FAIL TO APPEAR AT THE HEARING:

- The court may conduct the hearing without you; and
The court may find that the factual allegations and statutory grounds set forth in the petition have been proved; and
The court may enter an order granting the relief requested in the petition, which may include:

- removing the child(ren) from the home of the parent or legal custodian and placing the child(ren) in foster care;
permanently severing the parent's rights to the child(ren) pursuant to a termination of parental rights petition;
permanently transferring the child(ren)'s legal and physical custody to a relative; or
an order for other permanent placement of the child(ren).

A STATEMENT OF YOUR RIGHTS AND RESPONSIBILITIES, including the right to be represented by an attorney as authorized under the statutes and court rules, can be obtained in Court Administration. It is your responsibility to immediately notify the court administrator if your address changes. Dated: October 9, 2024

Megan Bergman Court Administrator F-43-3B

YOU HAVE BEEN SERVED WITH THIS SUMMONS because, pursuant to statute or court rule:

December 12, 2024 Admit/Deny Hearing 9:30 AM District Court Judge Carl Ole Tvedten Benton County District Court Courtroom 2 615 Highway 23, PO Box 189 Foley, MN 56329 (320) 968-5205

YOU HAVE BEEN SERVED WITH THIS SUMMONS because, pursuant to statute or court rule:

December 12, 2024 Admit/Deny Hearing 9:30 AM District Court Judge Carl Ole Tvedten Benton County District Court Courtroom 2 615 Highway 23, PO Box 189 Foley, MN 56329 (320) 968-5205

PROBATE NOTICE

STATE OF MINNESOTA COUNTY OF BENTON SEVENTH JUDICIAL DISTRICT DISTRICT COURT Court File No: 05-PR-24-1736

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 Michael Paul Kuklok, Decedent.

It is Ordered and Notice is given that on November 25, 2024, at 8:00 AM, a hearing will be held in this Court at 615 MN-23, Foley, Minnesota, for the adjudication of intestacy and determination of heirship of the Decedent and for the appointment of Luann Gregoire, whose address is 2417 26th Ave. S. #101, Fargo, ND, 58103 as Personal Representative of the Estate of the Decedent in an UNSUPERVISED administration. Any objections to the petition must be

SUMMONS

STATE OF MINNESOTA COUNTY OF BENTON IN DISTRICT COURT SEVENTH JUDICIAL DISTRICT Case Type: Contract Court File No. 05-CV-24-1802

LJR Services L.L.C., Plaintiff, vs. Robert W. J. Anderson and Zachary Anderson, individually and doing business as Anderson Farms, Defendants.

THIS SUMMONS IS DIRECTED TO DEFENDANT, ROBERT W. J. ANDERSON, ABOVE-NAMED.

1. YOU ARE BEING SUED. The Plaintiff has started a lawsuit against you. The Plaintiff's Complaint against you is on file in the office of the Court Administrator of the

above-named court.

2. YOU MUST REPLY WITHIN 21 DAYS TO PROTECT YOUR RIGHTS. You must give or mail to the person who signed this Summons a written response called an Answer within 21 days of the date service of the Summons is deemed complete. The service of the summons shall be deemed complete 21 days after the first publication. You must send a copy of your Answer to the person who signed this Summons located at: Kraft, Walser, Law Office, PLLP 131 South Main Street Hutchinson, MN 55350

3. YOU MUST RESPOND TO EACH CLAIM. The Answer is your written response to the Plaintiff's Complaint. In your Answer you must state whether you agree or disagree with each paragraph of the Complaint. If you believe the Plaintiff should not be given everything asked for

in the Complaint, you must say so in your Answer. 4. YOU WILL LOSE YOUR CASE IF YOU DO NOT SEND A WRITTEN RESPONSE TO THE COMPLAINT TO THE PERSON WHO SIGNED THIS SUMMONS. If you do not Answer within 21 days, you will lose the case. You will not get to tell your side of the story, and the Court may decide against you and award the Plaintiff everything asked for in the Complaint. If you do not want to contest the claims stated in the Complaint, you do not need to respond. A default judgment can then be entered against you for the relief requested in the Complaint.

5. LEGAL ASSISTANCE. You may wish to get legal help from a lawyer. If you do not have a lawyer, the Court Administrator may have information about places where you can get legal assistance. Even if

representative or to the Court Administrator within four months after the date of this Notice or the claims will be barred. BY THE COURT Dated: October 9, 2024 /s/ Carl Ole Tvedten Judge of District Court Dated: October 9, 2024 /s/ Megan Bergman Court Administrator Attorney for Petitioner Mike Rajkowski Evenson Decker, P.A. 1011 2nd St. N. #201 Saint Cloud, MN 56302 Attorney License No. 0195303 Telephone: (320) 253-7130 Email: MRajkowski@EvensonDeckerLaw.com F-43-2B

PROBATE NOTICE

STATE OF MINNESOTA COUNTY OF BENTON IN DISTRICT COURT SEVENTH JUDICIAL DISTRICT PROBATE DIVISION Court File No: 05-PR-24-1860

ORDER AND NOTICE OF HEARING ON PETITION FOR FORMAL ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRSHIP AND APPOINTMENT OF PERSONAL REPRESENTATIVE IN UNSUPERVISED ADMINISTRATION AND

NOTICE TO CREDITORS In Re: Estate of Alexander John Ripka, a/k/a Alex J. Ripka, Deceased.

TO ALL INTERESTED PERSONS AND CREDITORS:

It is Ordered and Notice is hereby given that on the 9th day of December, 2024, at 8:00 a.m., a hearing will be held in the above-named Court at 615 Highway 23, Foley, Minnesota, on petition of Robert Ripka and Darlene Ripka for the adjudication of intestacy and determination of heirship of the above named decedent, and for the appointment of Robert Ripka and Darlene Ripka whose ad-

dress is 21 2nd Avenue Southeast, P.O. Box 203, Rice, MN 56367-0203, as personal representatives of the estate of the above-named decedent in unsupervised administration, and that any objections thereto must be filed with the Court. That, if proper, and no objections are filed, a personal representative will be appointed to administer the estate, to collect all assets, pay all legal debts, claims, taxes and expenses, and sell real and personal property, and do all necessary acts for the estate. This hearing will be held administratively and you are not required to appear. Notice is further given that ALL CREDITORS having claims against said estate are

required to present the same to said personal representative or to the Court Administrator within four months after the date of this notice or said claims will be barred. Dated: October 21, 2024 /s/ Carl Ole Tvedten JUDGE OF DISTRICT COURT

By Megan Bergman Court Administrator Joseph S. Mayers Attorney No. 0295747 KELM & REUTER, P.A. 1287 2nd Street North, Suite 101 Sauk Rapids, MN 56379 (320) 251-1423 kelmreuter@kelmreuter.com F-43-2B

PROBATE NOTICE

STATE OF MINNESOTA COUNTY OF BENTON DISTRICT COURT SEVENTH JUDICIAL DISTRICT PROBATE DIVISION Court File No: 05-PR-24-1849

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

a/k/a Christopher L. Bergstraser, a/k/a Christopher Bergstraser, Decedent.

It is Ordered and Notice is given that on the 9th day of December, 2024 at 8:00 o'clock a.m., a hearing using remote technology will be held by this Court on the petition of Dale L. Bergstraser for the adjudication of intestacy and determination of heirship of the above named decedent, and for the appointment of Dale L. Bergstraser, whose address is 1401 5th Street S, Princeton, MN 55371, as personal representative of the Estate of the Decedent, in an unsupervised administration. Information on how to participate in the remote hearing can be obtained by calling the Court at 320-968-5000. This hearing will be held administratively and you are not required to appear.

Any objections to the petition must be filed with the Court prior to or raised at the hearing. If proper and if no objections are filed or raised, the personal representative will be appointed with 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. If objections are filed, another hearing may be scheduled. Any charitable beneficiary may request notice of the probate proceeding be given to the Attorney General Pursuant to Minnesota Statutes, Section 501B.41, Subdivision 5. 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 months after the date of this Notice or the claims will be barred.

IT IS FURTHER ORDERED that notice shall be given by publishing this Notice and Order as provided by law, and by mailing a copy of this Notice and Order at least 14 days prior to the hearing date to all interested persons and persons who have filed a demand for notice.

BY THE COURT Dated : October 21, 2024 /s/ Carl Ole Tvedten Judge of District Court /s/ Megan Bergman Court Administrator

Attorney for Petitioner: Gary C. Dahle, #218947 2704 Mounds View Blvd. Mounds View, MN 55112 Phone: 763-780-8390 F-44-2B

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage: DATE OF MORTGAGE: December 29, 2006 ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$122,825.00 MORTGAGOR(S): Angela C. Devore and Robert Devore, Wife and Husband MORTGAGEE: Mortgage Electronic Registrations Systems, Inc., as mortgagee, as nominee for BNC Mortgage, Inc., a Delaware Corporation, its successors and assigns DATE AND PLACE OF RECORDING: Recorded: January 4, 2007 Benton County Recorder Document Number: A 344933 ASSIGNMENTS OF MORTGAGE: And assigned to: U.S. BANK NATIONAL ASSOCIATION, as Trustee for BNC Mortgage Loan Trust 2007-1 Mortgage Pass-Through Certificates, Series 2007-1 Dated: February 22, 2022 Recorded: March 1, 2022 Benton County Recorder Document Number: 459076 Transaction Agent: Mortgage Electronic Registration Systems, Inc. Transaction Agent Mortgage Identification Number: 100122200002991856

Lender/Broker/Mortgage Originator: BNC Mortgage, Inc., a Delaware Corporation Residential Mortgage Servicer: PHH Mortgage Corporation COUNTY IN WHICH PROPERTY IS LOCATED: Benton Property Address: 521 2nd St SE, Saint Cloud, MN 56304 Tax Parcel ID Number: 170030900 LEGAL DESCRIPTION OF PROPERTY: Lot Fifteen (15), Block Twenty-four (24), East St. Cloud (now a part of the City of St. Cloud), according to the plat and survey thereof on file and of record in the office of the County Recorder in and for Benton County, Minnesota, together with a 12 foot access easement over the northeast 12 feet of Lot Sixteen (16) in said Block Twenty-four (24) AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$104,996.21 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: December 10, 2024 at 10:00 AM PLACE OF SALE: County Sheriff's office, 581 Highway 23, Foley, 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 June 10, 2025, or the next business day if June 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: October 14, 2024 MORTGAGEE: U.S. Bank National Association, As Trustee For BNC Mortgage Loan Trust 2007-1 Mortgage Pass-Through Certificates, Series 2007-1 Wilford, Geske & Cook, P.A. Attorneys for Mortgagee 7616 Currell Boulevard, Suite 200 Woodbury, MN 55125 (651) 209-3300 File Number: 050543-F4 F-43-6B

PUBLIC NOTICES

PROBATE NOTICE
STATE OF MINNESOTA
COUNTY OF BENTON
IN DISTRICT COURT
SEVENTH JUDICIAL
DISTRICT
PROBATE DIVISION
Court File No: 05-PR-24-1874

is 8665 River Road North-east, Rice, Minnesota 56367, as personal representatives of the estate of the above-named decedent in unsupervised administration, and that any objections thereto must be filed with the Court. **This is an administrative hearing. Your appearance is not required.**

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

That, if proper, and no objections are filed, a personal representative will be appointed to administer the estate, to collect all assets, pay all legal debts, claims, taxes and expenses, and sell real and personal property, and do all necessary acts for the estate.

In Re: Estate of Leatrice Darlene Mortenson, Deceased.

Notice is further given that ALL CREDITORS having claims against said estate are required to present the same to said personal representative or to the Court Administrator within four months after the date of this notice or said claims will be barred.

TO ALL INTERESTED PERSONS AND CREDITORS:

Dated: October 24, 2024

It is Ordered and Notice is hereby given that on the 16th day of December, 2024, at 8:00 a.m., a hearing will be held in the above-named Court at 615 Highway 23, Foley, Minnesota, on petition of Jeffrey A. Mortenson for the adjudication of intestacy and determination of heirship of the above named decedent, and for the appointment of Jeffrey A. Mortenson whose address

/s/ Carl Ole Tvedten
JUDGE OF DISTRICT COURT

By Megan Bergman
Court Administrator
Joseph S. Mayers
Attorney No. 0295747
KELM & REUTER, P.A.
1287 2nd Street North,
Suite 101
Sauk Rapids, MN 56379
(320) 251-1423
kelmreuter@kelmreuter.com
F-44-2B

MAYHEW LAKE TOWNSHIP NOTICE OF MEETING

Due to the general election being on Tuesday, November 5, we will be having our monthly Mayhew Lake Township meeting on Wednesday, November 6, at 7 p.m. at the Mayhew Lake Town Hall.

F-43-2B

PROBATE NOTICE
STATE OF MINNESOTA
COUNTY OF BENTON
IN DISTRICT COURT
SEVENTH JUDICIAL
DISTRICT
PROBATE DIVISION
Court File No: 05-PR-24-1873

address is 8665 River Road Northeast, Rice, Minnesota 56367, as personal representatives of the estate of the above-named decedent in unsupervised administration, and that any objections thereto must be filed with the Court. **This is an administrative hearing. Your appearance is not required.**

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

That, if proper, and no objections are filed, a personal representative will be appointed to administer the estate, to collect all assets, pay all legal debts, claims, taxes and expenses, and sell real and personal property, and do all necessary acts for the estate.

In Re: Estate of Allen Carlton Mortenson, Deceased.

Notice is further given that ALL CREDITORS having claims against said estate are required to present the same to said personal representative or to the Court Administrator within four months after the date of this notice or said claims will be barred.

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