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

OF

A G E SOUTHWEST

24-118135

Electronic

Systems, Inc.

AGENT: Mortgage Electronic

MIN#: 100376303034036105

ORIGINATOR STATED ON

LENDER OR BROKER

MORTGAGE

DATE AND PLACE OF EXISTING

dba

FILING: Filed October 14, FOR

Broker

New

New

THERE

THE

Assigned to: LINES THEREOF

OF EASTERLY

Registration Systems, Inc.

THE MORTGAGE:

Solutions Inc.

MORTGAGE:

THIS ACTION.

September 9, 2011

Liberty Savings Bank

FILING:

ASSIGNMENTS

DATE

\$161,658.00

Electronic

Minnesota.

MORTGAGE:

American Funding

SERVICER:

American Funding, LLC

as Document Number 463342

New American Funding, LLC

CREDITOR WITHIN THE

TIME PROVIDED BY LAW

following described mortgage:

NOT AFFECTED BY

NOTICE IS HEREBY

DATE OF MORTGAGE:

ORIGINAL PRINCIPAL

MORTGAGOR(S):

Thomas Kolbo, a single adult

AND

on September 21, 2011 as

in the Office of the County

on December 23, 2015 as

OF

ASSIGNMENTS

NOTICE

O R T G

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 Mçinnesota 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 OF PROPERTY: Sauk Rapids, MN 56379

ALL THAT PART OF THE

SOUTHEAST FORECLOSURE SALE OF THE **RIGHT** TO QUARTER (SW 1/4 OF SE VERIFICATION OF THE **IDENTITY** (16), TOWNSHIP THIRTY-AND **ORIGINAL** SIX (36) NORTH, RANGE CREDITOR WITHIN THE THIRTY (30) WEST, BENTON TIME PROVIDED BY LAW COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS: NOT AFFECTED BY COMMENCING THE THIS ACTION. ΑT HEREBY **CORNER** NOTICE IS SOUTHWEST SOUTHWEST GIVEN, that default has OF SAID occurred in the conditions of the GUARTER OF SOUTHEAST following described mortgage: QUARTER (SW 1/4 OF SE 1/4); THENCE N 90° 00' 00" DATE OF MORTGAGE: E, ALONG THE SOUTH the debt secured by said IF
PRINCIPAL LINE OF SAID SOUTHWEST mortgage, or any part thereof; IS October 7, 2022 ORIGINAL AMOUNT OF MORTGAGE: QUARTER OF SOUTHEAST QUARTER (SW \$363,298.00 1/4 MORTGAGOR(S): SE 1/4), A DISTANCE OF Natasha K. Bednar, a single 667.32 FEET TO POINT OF woman and Mark J. Wuellner, a BEGINNING OF TRACT TO BE DESCRIBED; THENCE MORTGAGEE: Mortgage N 01° 50' 18" E, 356.34 FEET;

Registration THENCE N 89° 57' 36" E, 665.50 FEET TO THE EAST

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

BEING SUBJECT TO AN

SOUTHERLY

ROAD RIGHT OF

TERMINATING,

EASEMENT

AND

TRANSACTION LINE OF SAID SOUTHWEST

P R O P E R T Y mortgagor(s) must vacate the QUARTER IDENTIFICATION NUMBER: 09.00220.00 1/4) OF SECTION SIXTEEN PROPERTY IS LOCATED: Benton THE **AMOUNT** CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE:

\$376,183.32

requirements

proceeding has been instituted at law or otherwise to recover PURSUANT, to power of sale contained in SECTION said mortgage, the above DETERMINING,

THAT all pre-foreclosure

have

been

by the Sheriff of said county as follows DATE AND TIME OF January 7, 2025, SALE:

10:00AM SALE: **PLACE** 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 assigns.

BOUNDARY the real estate is an owneroccupied, single-family PROPERTY ADDRESS: dwelling, unless otherwise LEGAL DESCRIPTION 4195 25th Street Northeast, provided by law, the date

property, if the mortgage is not reinstated under section COUNTY IN WHICH 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 complied with; that no action or REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS A JUDICIAL ORDER ENTERED UNDER the MINNESOTA STATUTES 582.032 AMONG described property will be sold OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN 5 UNITS, ARE NOT PROPERTY USED

on or before which the

AGRICULTURAL FOR 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 1715 Yankee Doodle Road, Suite 210 Eagan, MN 55121 (952) 831-4060

TIME AND DATE TO THISISACOMMUNICATION VACATE PROPERTY: If FROM A DEBT COLLECTOR

NOTICE OF MORTGAGE FORECLOSURE SALE TO October 15, 2019 as Document same has been discontinued, OR ASSIGNS, MAY BE <u>RIGHT</u> **VERIFICATION OF THE** Number 438849 in the Office of or that an execution upon the REDUCED TO FIVE WEEKS **IDENTITY** <u>DEBT</u> AND <u>THE</u> <u>ORIGINAL</u> County, Minnesota.

2022, Benton County Recorder, WAY OVER AND ACROSS

LEGAL DESCRIPTION OF PROPERTY: Lot 16, Block Fox Meadows, Benton County, Minnesota.

STREET ADDRESS OF That default has PROPERTY: 909 7TH ST NE, occurred in the conditions of the RICE, MN 56367

COUNTY IN WHICH PROPERTY IS LOCATED: Benton County, Minnesota.

AMOUNT THE AMOUNT OF MORTGAGE: CLAIMED TO BE DUE ON County Sheriff's Office, 581 DATE OF THE NOTICE:

MORTGAGEE: Mortgage Registration AGENT: Mortgage Electronic the mortgagee, on the premises Dated: October 02, 2024 Systems, Inc., as nominee for Registration Systems, Inc.

> PLACE ORIGINATOR: Recorded Savings Bank

Document Number 383861 SERVICER: LoanCare, LLC PARCEL the date of sale. TAX Recorder of Benton County, IDENTIFICATION NUMBER: R15.00666.00

Assigned AGENT'S to: JPMorgan Chase Bank, IDENTIFICATION NUMBER: unless the time for redemption N.A. by assignment recorded 1003624-1045299240-8

Document Number A413639 proceeding has been instituted by 11:59 p.m. on June 10, 2025. in the Office of the County at law to recover the debt then

the County Recorder of Benton judgment rendered therein has IF been returned unsatisfied, in whole or in part.

PURSUANT. to power of sale contained in DETERMINING, said mortgage, the above described property will be sold MORTGAGED by the Sheriff of said county as follows:

DATE AND TIME OF SALE: December 10, 2024 at 10:00 AM.

THE MORTGAGE ON THE Highway 23, Foley, MN 56329. to pay the debt then RELEASED secured by said mortgage and FINANCIAL OBLIGATION TRANSACTION taxes, if any actually paid by ON MORTGAGE: None and the costs and disbursements NAME OF MORTGAGE allowed by law. The time Liberty allowed by law for redemption by said mortgagor(s), their RESIDENTIAL personal representatives or By: assigns is six (6) months from

TIME AND DATE TO VACATE PROPERTY: Unless TRANSACTION said mortgage is reinstated MORTGAGE or the property redeemed, or is reduced by judicial order, THAT no action or you must vacate the premises

THE TIME ALLOWED Recorder of Benton County, remaining secured by such BY LAW FOR REDEMPTION A DEBT COLLECTOR. Minnesota; thereafter assigned mortgage, or any part thereof, BY THE MORTGAGOR, THE to Lakeview Loan Servicing, or, if the action or proceeding MORTGAGOR'S PERSONAL LLC by assignment recorded on has been instituted, that the REPRESENTATIVES

A JUDICIAL ORDER UNDER IS ENTERED MINNESOTA STATUTES, the SECTION 582.032 **AMONG** OTHER THINGS, THAT THE PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, PROPERTY ARE NOT USED IN AGRICULTURAL

PLACE OF SALE: Benton PRODUCTION, AND ARE ABANDONED. MORTGAGOR(S)FROM

> LAKEVIEW LOAN SERVICING, LLC Mortgagee TROTT LAW, P.C.

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 COMMUNICATION FROM

F-41-6B

NOTICE OF MORTGAGE FORECLOSURE SALE

that default has Originator: occurred in the conditions of the Financial Group USA, LLC following described mortgage: DATE OF MORTGAGE: April Planet Home Lending, LLC

ORIGINAL AMOUNT OF MORTGAGE: Benton \$319,088.00 MORTGAGOR(S):

James Fisher and Nikole Renee Fisher, married to each other MORTGAGEE: Electronic Systems, Inc., as mortgagee, Oakwood Heights Plat Six, assigns. as nominee for Homeowners according to the plat and survey If the Mortgage is not reinstated SECTION 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 PURŠŬANT to the power of INFORMATION OBTAINED Electronic Systems, Inc.

Identification

1003775-1300254728-4

COUNTY IN PRINCIPAL PROPERTY IS LOCATED: mortgage and taxes, if any, on LAW FOR REDEMPTION Property Address: 1734 Maple and disbursements, including MORTGAGOR'S PERSONAL Brian Court, Saint Cloud, MN 56304 attorney fees allowed by law, REPRESENTATIVES 17.01546.00 Mortgage LEGAL DESCRIPTION OF said sale by the mortgagor(s), IF A JUDICIAL ORDER Registration PROPERTY: Lot 9, Block 1, their personal representatives or IS

County, Minnesota

AMOUNT DUE CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$322,106.38 pre-foreclosure legal holiday. THAT all requirements have

complied with; that no action or financial obligation: NONE proceeding has been instituted THIS COMMUNICATION IS at law or otherwise to recover FROM A DEBT COLLECTOR the debt secured by said ATTEMPTING mortgage, or any part thereof; Registration sale contained in said mortgage, WILL BE USED FOR THAT the above-described property PURPOSE. Transaction Agent Mortgage will be sold by the Sheriff of THE Number: said county as follows:

NOTICE IS HEREBY Lender/Broker/Mortgage November 21, 2024 at 10:00 THE ORIGINAL CREDITOR Homeowners AM PLACE OF SALE: County

23, Foley, Minnesota

thereof on file and of record under Minn. Stat. §580.30 or DETERMINING, in the Office of the County the property is not redeemed OTHER THINGS, THAT THE Recorder in and for Benton under Minn. Stat. §580.23, MORTGAGED the Mortgagor must vacate the property on or before 11:59 p.m. RESIDENTIAL DWELLING on May 21, 2025, or the next OF LESS THAN FIVE UNITS, business day if May 21, 2025 falls on a Saturday, Sunday or been Mortgagor(s) released from

> COLLECT A DEBT. ANY **RIGHT** TO

VERIFICATION OF THE

DATE AND TIME OF SALE: DEBT AND IDENTITY OF

WITHIN THE PROVIDED BY LAW IS Residential Mortgage Servicer: Sheriff's office, 581 Highway NOT AFFECTED BY THIS ACTION. WHICH to pay the debt secured by said THE TIME ALLOWED BY said premises and the costs BY THE MORTGAGOR, THE Parcel ID Number: subject to redemption within OR ASSIGNS, MAY BE six (6) months from the date of REDUCED TO FIVE WEEKS ENTERED UNDER MINNESOTA STATUTES. 582.032 AMONG PREMISES ARE IMPROVED WITH A 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 Woodbury, MN 55125

(651) 209-3300 File Number: 055221-F1 F-41-6B

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, Attorneys for Mortgagee 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,

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

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

PUBLIC NOTICES

DISTRICT COURT SEVENTH JUDICIAL DISTRICT Court File Number: 05-JV-24-1770

STATE OF MINNESOTA

BENTON COUNTY

SUMMONS

SUMMONS Termination of Parental **Rights Matter or Other Permanent Placement Determination Matter**

CODY EMEAR SHOEMAKER IF YOU FAIL TO APPEAR CATLYN EIKMEIER

the Child(ren) of: Catlyn Laura Eikmeier and Cody Emear

PLEASE take notice that on October 08, 2024, a Termination of Parental Rights Petition seeking to permanently sever the rights of the abovenamed parent(s) or another Permanency Petition seeking the permanent placement of the child(ren) of the abovenamed parent(s) was filed in the above-named court.

YOU ARE HEREBY SUMMONED AND RE-**QUIRED TO APPEAR IN COURT** at the following date, time, and place where a hearing regarding the Petition and the best interests of the child(ren) will be held: 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

<u>WITH THIS SUMMONS</u> because, pursuant to statute or court rule:

child(ren) named in the peti-· You are a party to this proceeding pursuant to Juvenile Protection Rule 32.01 or an at-

torney 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.

AT THE HEARING: The court may conduct the

In the Matter of the Welfare of 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 in-

> • 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 RESPON-**SIBILITIES**, 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 are a parent to the | PROBATE NOTICE

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

HEARING ON PETITION FOR FORMAL ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRSHIP, APPOINTMENT OF PERSONAL

NOTICE AND ORDER OF

REPRESENTATIVE AND NOTICE TO CREDITORS

STATE OF MINNESOTA

COUNTY OF BENTON

IN DISTRICT COURT

SEVENTH JUDICIAL

Court File No. 05-CV-24-1802

Robert W. J. Anderson and

Zachary Anderson, individual-

ly and doing business as An-

Defendants.

RECTED TO DEFENDANT,

ROBERT W. J. ANDERSON,

SUED. The Plaintiff has start-

ed a lawsuit against you. The

Plaintiff's Complaint against

you is on file in the office of

THIS SUMMONS IS DI-

1. YOU ARE BEING

Case Type: Contract

LJR Services L.L.C,

Plaintiff,

derson Farms,

ABOVE- NAMED.

SUMMONS

DISTRICT

Michael Paul Kuklok, It is Ordered and Notice

above-named court.

Summons located at:

Hutchinson, MN 55350

The Answer is your written re-

sponse to the Plaintiff's Com-

must state whether you agree

WITHIN 21 DAYS TO PRO-

TECT YOUR RIGHTS. You

must give or mail to the per-

a written response called an

is deemed complete. The ser-

Estate of

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 sell real and personal property, and determination of heirship and to do all necessary acts for of the Decedent and for the appointment of Luann Gregoire, held administratively and you whose address is 2417 26th are required to appear. Ave. S. #101, Fargo, ND, 58103 as Personal Representa- (subject to Minnesota Statutes Saint Cloud, MN 56302 tive of the Estate of the Dece-section 524.3-801) all credident in an UNSUPERVISED tors having claims against the

2. YOU MUST REPLY so in your Answer.

son who signed this Summons RESPONSE TO THE COM-

Answer within 21 days of the WHO SIGNED THIS SUM-

date service of the Summons MONS. If you do not Answer

vice of the summons shall be the case. You will not get to

plaint. In your Answer you TANCE. You may wish to get

or disagree with each para- do not have a lawyer, the Court

graph of the Complaint. If you Administrator may have infor-

believe the Plaintiff should not mation about places where you

Complaint.

raised at the hearing. If proper ministrator within four months Decedent. and if no objections are filed or after the date of this Notice or raised, the Personal Represent the claims will be barred. tive will be appointed with full BY THE COURT power to administer the Estate, Dated: October 9, 2024 including the power to collect all assets, to pay all legal debts, claims, taxes and expenses, to Dated: October 9, 2024 the Estate. This hearing will be Notice is also given that

filed with the Court prior to or resentative or to the Court Ad-

tions to the petition must be the claims to the Personal Rep- sonDeckerLaw.com

in the Complaint, you must say

YOUR CASE IF YOU DO

NOT SEND A WRITTEN

PLAINT TO THE PERSON

within 21 days, you will lose

to respond. A default judgment

LEGAL

legal help from a lawyer. If you

ASSIS-

4. YOU WILL LOSE

/s/ Carl Ole Tvedten Judge of District Court /s/ Megan Bergman Court Adminstrator Attorney for Petitioner Mike Rajkowski Evenson Decker, P.A.

1011 2nd St. N. #201 Attorney License No. 0195303 Telephone: (320) 253-7130 administration. Any objec- Estate are required to present Email: MRajkowksi@Even-

must still provide a written Answer to protect your rights or you may lose the case. 6. ALTERNATIVE DIS-PUTE RESOLUTION. The parties may agree to or be ordered to participate in an alternative dispute resolution process under Rule 114 of the

Minnesota General Rules of

you cannot get legal help, you

deemed complete 21 days after tell your side of the story, and Practice. You must still send the first publication. You must the Court may decide against your written response to the send a copy of your Answer you and award the Plaintiff Complaint even if you expect to the person who signed this everything asked for in the to use alternative means of resolving this dispute. Complaint. If you do not want KRAFT WALSER LAW Kraft, Walser, Law Office, to contest the claims stated in PLLP 131 South Main Street the Complaint, you do not need OFFICE, PLLP BY: /s/ Daniel B. Honsey 3. YOU MUST RE- can then be entered against you Daniel B. Honsey SPOND TO EACH CLAIM. for the relief requested in the Attorney I.D. No. 229374 Attorney for Plaintiff 131 South Main Street

Hutchinson, MN 55350 Telephone: 320-587-8150 E-mail: dhonsey@kraftwalser. com F-44-3B

dress is 21 2nd Avenue South- required to present the same

SUMMONS

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

SUMMONS Termination of Parental Rights Matter or Other Permanent Placement Determination Matter

ROBERT JAMES WESTLUND CATLYN EIKMEIER

the Child(ren) of: Catlyn Lau- • The court may find that the

nation of Parental Rights Petition seeking to permanently sever the rights of the abovenamed parent(s) or another Permanency Petition seeking the permanent placement of the child(ren) of the abovenamed parent(s) was filed in the above-named court. **ARE HEREBY** pursuant to a termination of pa-YOU

SUMMONED AND RE-QUIRED TO APPEAR IN **COURT** at the following date, time, and place where a hearing regarding the Petition and the best interests of the child(ren) manent placement of the will be held: 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

• 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 pres-

ence 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

In the Matter of the Welfare of hearing without you; and

ra Eikmeier and Robert James factual allegations and statutory grounds set forth in the peti-PLEASE take notice that tion have been proved; and on October 08, 2024, a Termi- • 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)

rental rights petition; • permanently transferring the child(ren)'s legal and phys-

ical custody to a relative; or • an order for other perchild(ren)

A STATEMENT OF YOUR RIGHTS AND RESPON-**SIBILITIES**, 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

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

the Court Administrator of the be given everything asked for can get legal assistance. Even if

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

TO ALL INTERESTED PER-SONS 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, sell real and personal property, KELM & REUTER, P.A. on petition of Robert Ripka and Darlene Ripka for the adjudicanation of heirship of the above not required to appear. named decedent, and for the appointment of Robert Ripka that ALL CREDITORS having and Darlene Ripka whose ad- claims against said estate are

resentatives of the estate of tor within four months after the above-named decedent in the date of this notice or said unsupervised administration, claims will be barred. and that any objections thereto Dated: October 21, 2024 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 and do all necessary acts for the estate. This hearing will be held tion of intestacy and determi- administratively and you are

east, P.O. Box 203, Rice, MN to said personal representative 56367-0203, as personal rep- or to the Court Administra-/s/ Carl Ole Tvedten JUDGE OF DISTRICT COURT By Megan Bergman Court Administrator Joseph S. Mayers

Attorney No. 0295747 1287 2nd Street North, Suite 101 Sauk Rapids, MN 56379 (320) 251-1423

Notice is further given kelmreuter@kelmreuter.com

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 In Re: Estate of

Christopher Lawrence

Bergstraser,

DATE OF

ORIGINAL

\$122,825.00

December 29, 2006

Wife and Husband

its successors and assigns

DATE AND PLACE

Benton County Recorder

Dated: February 22, 2022

Benton County Recorder

100122200002991856

Document Number: 459076

Transaction Agent: Mortgage

Registration

MORTGAGEE:

RECORDING:

ASSIGNMENTS

MORTGAGE:

Pass-Through

Series 2007-1

Electronic

Systems, Inc.

Identification

Electronic

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

is given that on the 9th day administration. Information on 501B.41, Subdivision 5. how to participate in the remote hearing can be obtained by callrequired to appear.

Decedent. hearing. If proper and if no ob- barred. It is Ordered and Notice jections are filed or raised, the the above named decedent, and Estate. If objections are filed, for notice. for the appointment of Dale L. another hearing may be sched-Bergstraser, whose address is uled. Any charitable beneficia- Dated: October 21, 2024 1401 5th Street S, Princeton, ry may request notice of the MN 55371, as personal repre- probate proceeding be given to sentative of the Estate of the the Attorney General Pursuant Decedent, in an unsupervised to Minnesota Statutes, Section

(subject to Minn. Stat. § 524.3ing the Court at 320-968-5000. 801) all creditors having claims This hearing will be held ad- against the Estate are required Phone: 763-780-8390 ministratively and you are not to present the claims to the personal representative or to

Any objections to the pe- the Court Administrator within tition must be filed with the four months after the date of Court prior to or raised at the this Notice or the claims will be

IT IS FURTHER ORpersonal representative will be DERED that notice shall be of December, 2024 at 8:00 appointed with full power to given by publishing this Notice o'clock a.m., a hearing using administer the Estate, including and Order as provided by law. remote technology will be held the power to collect all assets, and by mailing a copy of this by this Court on the petition to pay all legal debts, claims, Notice and Order at least 14 of Dale L. Bergstraser for the taxes and expenses, to sell real days prior to the hearing date to adjudication of intestacy and and personal property, and to all interested persons and perdetermination of heirship of do all necessary acts for the sons who have filed a demand

> BY THE COURT /s/ Carl Ole Tvedten Judge of District Court /s/ Megan Bergman Court Administrator

Attorney for Petitioner: Notice is also given that Gary C. Dahle, #218947 2704 Mounds View Blvd. Mounds View, MN 55112

F-44-2B

UNDER

582.032

AMONG

STATUTES.

PREMISES

PROPERTY

NOTICE OF MORTGAGE FORECLOSURE SALE NOTICE IS HEREBY Lender/Broker/Mortgage DATE AND TIME OF SALE: NOT AFFECTED BY THIS

GIVEN that default has Originator: BNC Mortgage, December 10, 2024 at 10:00 occurred in the conditions of the Inc., a Delaware Corporation following described mortgage: MORTGAGE: PHH Mortgage Corporation COUNTY IN AMOUNT OF MORTGAGE: Benton Property Address: 521 2nd St MORTGAGOR(S): Angela C. SE, Saint Cloud, MN 56304 Devore and Robert Devore, Tax 170030900 Mortgage LEGAL DESCRIPTION OF Registrations PROPERTY: Lot Fifteen (15), Systems, Inc., as mortgagee, as Block Twenty-four (24), East nominee for BNC Mortgage, St. Cloud (now a part of the City of St. Cloud), according to Inc., a Delaware Corporation, 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 Recorded: January 4, 2007 Document Number: A 344933 easement over the northeast 12 feet of Lot Sixteen (16) in said Block Twenty-four (24) And assigned to: U.S. BANK AMOUNT NATIONAL ASSOCIATION, CLAIMED as Trustee for BNC Mortgage AS OF DATE OF NOTICE: Loan Trust 2007-1 Mortgage \$104,996.21 THAT Certificates, all requirements complied with; that no action or COLLECT A DEBT. Recorded: March 1, 2022 proceeding has been instituted INFORMATION OBTAINED

DUE

have

mortgage, or any part thereof;

Transaction Agent Mortgage the above-described property THE ORIGINAL CREDITOR Identification Number: will be sold by the Sheriff of WITHIN THE TIME

said county as follows:

pre-foreclosure

the debt secured by said PURPOSE.

been ATTEMPTING

THE PURSUANT to the power of VERIFICATION OF THE

PROVIDED BY

sale contained in said mortgage, DEBT AND IDENTITY OF

AM Residential Mortgage Servicer: PLACE OF SALE: County LAW FOR REDEMPTION Sheriff's office, 581 Highway WHICH 23, Foley, Minnesota PRINCIPAL PROPERTY IS LOCATED: to pay the debt secured by said REPRESENTATIVES mortgage and taxes, if any, on OR ASSIGNS, MAY BE said premises and the costs and disbursements, including IF Parcel ID Number: attorney fees allowed by law, IS subject to redemption within six (6) months from the date of said sale by the mortgagor(s), DETERMINING, their personal representatives or assigns. If the Mortgage is not reinstated ARE IMPROVED WITH A under Minn. Stat. §580.30 or RESIDENTIAL DWELLING

the property is not redeemed OF LESS THAN FIVE UNITS. under Minn. Stat. §580.23, ARE the Mortgagor must vacate the property on or before 11:59 p.m. PRODUCTION, AND ARE on June 10, 2025, or the next ABANDONED. business day if June 10, 2025 falls on a Saturday, Sunday or MORTGAGEE: U.S. Bank AND legal holiday. TO BE DUE Mortgagor(s) released from financial obligation: NONE

THIS COMMUNICATION IS FROM A DEBT COLLECTOR TO ANY at law or otherwise to recover WILL BE USED FOR THAT

THE TIME ALLOWED BY BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REDUCED TO FIVE WEEKS A JUDICIAL ORDER **ENTERED MINNESOTA**

ACTION.

SECTION OTHER THINGS, THAT THE MORTGAGED NOT USED IN AGRICULTURAL DATED: October 14, 2024

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

Page 8 | TUE<u>SDAY, OCTOBER 29, 2024 |</u> BENTON COUNTY NEWS

PUBLIC NOTICES

PROBATE NOTICE

is 8665 I
state of MINNESOTA
COUNTY OF BENTON
IN DISTRICT COURT
SEVENTH JUDICIAL
DISTRICT
PROBATE DIVISION
Court File No: 05-PR-24-1874

is 8665 I
east, Rice
as personate decedent i
ministration
jections the
with the Court

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 Leatrice Darlene Mortenson, Deceased.

TO ALL INTERESTED PER-SONS AND CREDITORS: It is Ordered and Notice

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

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.

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.

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 24, 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

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-2

Court File No: 05-PR-24-1873

ORDER AND NOTICE OF HEARING ON PETITION FOR FORMAL ADJUDICATION OF INTESTACY,

INTESTACY,
DETERMINATION OF
HEIRSHIP AND
APPOINTMENT OF
PERSONAL
REPRESENTATIVE IN
UNSUPERVISED
ADMINISTRATION AND

NOTICE TO CREDITORS

In Re: Estate of Allen Carlton Mortenson,

Deceased.

TO ALL INTERESTED PER-SONS AND CREDITORS: It is Ordered and Notice

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 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.

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.

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 24, 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