

## PUBLIC NOTICES

## PROBATE NOTICE

STATE OF MINNESOTA  
COUNTY OF STEARNS  
SEVENTH JUDICIAL  
DISTRICT  
DISTRICT COURT  
PROBATE DIVISION  
Court File No:  
73-PR-24-9114

Statutes section 524.3-607) and the Court otherwise orders, the personal representative has full power to administer the Estate, including, after 30 days from the date of issuance of letters, the power to sell, encumber, lease or distribute real estate.

Any objections to the probate of the Will or appointment of the Personal Representatives must be filed with this Court and will be heard by the Court after the filing of an appropriate petition and proper notice of hearing.

Notice is also given that (subject to Minnesota Statutes section 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.

Dated: 11-20-2024

/s/ Gina DeVilbiss-Hendry  
Registrar

Dated: 11-20-2024

/s/ George Lock  
Court Administrator  
Attorney for Personal Representative  
Craig Hanson  
Hanson Law Office, PA  
1010 West St. Germain Street,  
Suite 750  
St. Cloud, MN 56301  
Attorney License No: 0311297  
Telephone: (320) 257-3388  
FAX: (320) 371-0102  
Email: [craig@hanlawoffice.com](mailto:craig@hanlawoffice.com)

H-48-2B

Estate of  
Janet P. Blum,

Decedent.

Notice is given that an application for informal probate of Decedent's Will, dated February 9, 2016, and separate writings under Minnesota Statutes section 524.2-513, dated May 15, 2016, ("Will"), has been filed with the Registrar. The application has been granted.

Notice is also given that the Registrar has informally appointed Nicole M. Meyer, whose address is 8300 County Road 6, St. Cloud, Minnesota, 56301, as personal representatives of the Estate of the Decedent. Any heir, devisee or other interested person may be entitled to appointment as personal representative or may object to the appointment of the personal representative. Unless objections are filed with the Court (pursuant to Minnesota

## NOTICE OF SHERIFF'S SALE

STATE OF MINNESOTA  
COUNTY OF STEARNS  
DISTRICT COURT  
SEVENTH JUDICIAL  
DISTRICT  
Case Type: Foreclosure  
Court No: 73-CV-23-9062

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.

ter transferred to the Premises) and all land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the Premises to the center line thereof; (iv) all machinery, apparatus, equipment's, fittings, fixtures and other property of every kind and nature whatsoever owned by the Borrower, or in which the Borrower has or may have an interest, now or hereafter located upon the Mortgaged Property, or appurtenance thereto, or usable in connection with the future or present operation or occupancy of the Mortgaged Property and all building equipment, materials, and supplies or any nature whatsoever owned by the Borrower, or in which the Borrower has or shall have an interest, now or hereafter located upon the Mortgaged Property (hereinafter collectively referred to as the "Equipment"), and the right, title, and interest of the Borrower in and to any of the Equipment which may be subject to any security agreements (as that term may be defined in the Uniform Commercial Code of the State of Minnesota), superior in lien to the lien of the Mortgage subject of this action; (v) all awards or payments, including interest thereon, and the right to receive the same, which may be made in respect to the Mortgaged Property, whether from the exercise of right of eminent domain (including transfer made in the exercise of said right), or for any other injury to or decrease in the value of the Mortgaged Property; (vi) all leases and other agreements (other than Ground Leases) affecting the use or occupancy of the Mortgaged Property now or hereafter entered into (hereafter referred to as the "Leases") and the right to receive and apply rents, issues, and profits of the Mortgaged Property (hereinafter referred to as the "Rents") to the payment of obligations; (vii) all proceeds of any unearned premiums on any insurance policy (collectively, referred to hereinafter as the "Policies") covering the Mortgaged Property, including without limitation, the right to receive and apply the proceeds of any insurance, judgments, or settlements made in lieu thereof, for damage to the Mortgaged Property; (viii) the right, in the name and on behalf of the Borrower, to appear in and defend any action or proceeding brought with respect to the Mortgaged Property and to commence any action or proceeding brought with respect to the Mortgaged Property and to commence any action or proceeding to protect the interest of Plaintiff in the Mortgaged Property; and (ix) all proceeds of each of the foregoing (off of the foregoing, together with the Premises, the "Mortgaged Property"). Dated: November 21, 2024

**STEVE SOYKA**  
SHERIFF OF STEARNS COUNTY, MINNESOTA  
By: /s/ David Patterson  
Deputy Sheriff  
P-48-6B

## NOTICE OF SHERIFF'S SALE

STATE OF MINNESOTA  
COUNTY OF STEARNS  
DISTRICT COURT  
SEVENTH JUDICIAL  
DISTRICT  
Case Type:  
Civil Other: Judicial  
Foreclosure  
Court File No. 73-CV-24-3723

NOTICE OF SHERIFF'S SALE UNDER JUDGEMENT AND DECREE

Truist Bank,  
Plaintiff,  
vs.  
Olayinka A. Afolabi and

Secretary of Housing and Urban Development,  
Defendants.

**NOTICE IS HEREBY GIVEN** that on January 30, 2025, at 10:00 a.m., at the County Sheriff's office, Law Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota 56303, the Sheriff of Stearns County will sell to the highest bidder for cash at public auction the real property legally described as follows:

Lot Ten (10) Block Two (2) OAK KNOLL ADDITION according to the plat and survey thereof on file and of record in the office of the Registrar

of Titles, Stearns County, Minnesota;  
Property Address: 1919 Summit Drive, Saint Cloud, MN 56303

This sale is directed by, and will be made pursuant to the Findings of Fact, Conclusions of Law, Order for Judgment and Decree entered on October 9, 2024, and describing the real property to be sold, in order to satisfy the judgment found due and owing to Truist Bank. A certified copy of the Findings of Fact, Conclusions of Law, Order for Judgment and Decree has been delivered to the office of the Ramsey County Sheriff,

and is attached.  
Dated: November 6, 2024  
**WILFORD, GESKE & COOK, P.A.**  
By: /s/ Eric D. Cook  
Eric D. Cook, #0218807  
Attorney for Plaintiff  
7616 Currell Blvd., Suite 200  
Woodbury, MN 55125  
(651) 209-3300

Dated: November 8, 2024  
**STEVE SOYKA**  
SHERIFF OF STEARNS COUNTY  
By: /s/ Jamie Florek  
Deputy Sheriff  
H-48-3B

