

PUBLIC NOTICES

PROBATE NOTICE
STATE OF MINNESOTA
COUNTY OF BENTON
DISTRICT COURT
SEVENTH JUDICIAL
DISTRICT
Court File No:
05-PR-24-1590
Case Type: Informal Probate

formally appointed the following: Matthew Francis Heinen, 7265 15TH AVE NE, RICE, MN 56367 and Richard David Heinen, 224 6TH AVE N, SAUK RAPIDS, MN 56379, as personal representative 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 pursuant to Minn. Stat. § 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.

NOTICE OF INFORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS

In re the Estate of Judith Marie Heinen,

Deceased. TO ALL INTERESTED PERSONS AND CREDITORS:

Notice is hereby given that an application for informal probate of the above-named Decedent's Last Will Dated January 1, 2012 has been filed with the Probate Registrar, and the application has been granted.

Notice is also given that the Probate Registrar has in-

Any objections to the probate of the Will, or to the appointment of the personal representative 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. Dated: October 24, 2024

/s/ Lea Hippe Probate Registrar R-47-2P

PROBATE NOTICE
STATE OF MINNESOTA
COUNTY OF STEARNS
IN DISTRICT COURT
PROBATE COURT
DIVISION
SEVENTH JUDICIAL
DISTRICT
Court File No:
73-PR-24-9162

NOTICE AND ORDER FOR HEARING ON PETITION FOR DESCENT OF PROPERTY

In Re: Estate of Lawrence J. Tomporowski, Deceased.

PROBATE NOTICE
STATE OF MINNESOTA
COUNTY OF STEARNS
IN DISTRICT COURT
SEVENTH JUDICIAL
DISTRICT
PROBATE DIVISION
Court File No:
73-PR-24-9495

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 Kent Frederick Fetterman, Deceased. TO ALL INTERESTED PERSONS AND CREDI-

A Petition for Determination of Descent has been filed with this Court. The Petition states that the Decedent died more than three years ago leaving property in Minnesota. It requests the probate of Decedent's last Will, if any, and for the descent of such property to be determined and assigned by this court to the persons entitled to the property.

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 petition may be granted.

It is ordered and notice is given that on December 27, 2024 at 8:45 a.m. a hearing will be held virtually at 725 Courthouse Square, St. Cloud, Minnesota, to hear the petition. This is an administrative hearing; your appearance is not required.

Notice shall be given to all interested persons (Minn. Stat. § 524.1-401) and persons who have filed a demand for notice (Minn. Stat. § 524.3-204).

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.

BY THE COURT Dated: November 14, 2024 /s/ Vicki E. Landwehr Judge of District Court Attorney for Representative Joseph S. Mayers KELM & REUTER, P.A. Attorney No. 0295747 Attorney for Petitioner 1287 2nd Street North, Suite 101 Sauk Rapids, MN 56379 (320) 251-1423 kelmreuter@kelmreuter.com R-48-2B

TORS:

It is Ordered and Notice is hereby given that on the 3rd day of January, 2025, at 8:45 a.m., a hearing will be held in the above-named Court at 725 Courthouse Square, St. Cloud, Minnesota, on petition of Rebecca Nelson for the adjudication of intestacy and determination of heirship of the above named decedent, and for the appointment of Rebecca Nelson whose address is 9085 Shoestring Loop Northwest, Rice, Minnesota, 56367, as personal representative 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 per-

sonal 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: November 25, 2024 /s/ Matthew E. Engelking Judge Of District Court BY /s/ George Lock 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 R-48-2B

NOTICE OF PUBLIC HEARINGS \*Please note time change to 6:00 p.m.\*

NOTICE IS HEREBY GIVEN that the Benton County Planning Commission will conduct public hearings on December 12th, 2024 in the Commissioner's Room, Benton County Government Center, Foley, and beginning at \*6:00 p.m. The Planning Commission will hear the following:

1. Public hearing to consider Ordinance #497. (see separate notice).

2. John and Katelyn Linn requesting a conditional use permit to use an alternative flood proofing elevation method in the R-2 Residential District. Pursuant to Sections 5.2, 5.3 and 5.4 of the Flood Plain Management Ordinance and Section 11.6 of the Development Code. The affected property is described as follows: part of Gov't Lot 2, Section 34, East Langola Township.

ANYONE wishing to be heard with reference to the above will be heard at this meeting.

FR-48-1B

CITY OF SAUK RAPIDS NOTICE OF PUBLIC HEARING REGARDING AN ORDINANCE RELATED TO UPDATES TO THE CITY OF SAUK RAPIDS OFFICIAL FEE SCHEDULE

NOTICE IS HEREBY GIVEN that the City Council of the City of Sauk Rapids, Minnesota, will hold a public hearing meeting of the Council beginning at 6:00 p.m., or shortly thereafter, on Monday, December 9, 2024, to be held in the Council Chambers at the Sauk Rapids Government Center, 250 Summit Ave North, Sauk Rapids, Minnesota, to discuss the updates of certain city fees in the city's official Fee Schedule.

All interested persons may appear at the December 9, 2024 public hearing and present their views orally or in writing. A copy of the fee updates may be obtained at the City's offices. Anyone needing reasonable accommodations or an interpreter should contact the City Clerk's office at City Hall, telephone (320) 258-5300.

R-48-1B

SPECIAL BUDGET MEETING SAUK RAPIDS CITY COUNCIL COUNCIL CHAMBERS, 250 SUMMIT AVE. N. Tuesday, November 12, 2024 5:00PM MINUTES

5:00 PM Call to order and Pledge of Allegiance Mayor Hunstiger called the meeting to order at 5:00pm. Members present: Nick Sauer, Jason Ellering, and Dottie Seamans. Members absent: Ellen Thronson.

Regular Agenda A. 2025 Budget Workshop-Enterprise Budget Jack Kahlhamer reviewed the following Enterprise Fund Budgets as well as the Capital Plans. He reviewed the following funds:

- Liquor Fund
Water Fund
Sewer Fund
Storm Water Fund
Street Light Fund
Capital Improvement Fund, Capital Equipment Fund, Government Building Fund

Reminder on Levy and Budget Amounts Kahlhamer reminded the Council that the Truth & Taxation Public Hearing on the 2025 Final Levy and Budget will be on Monday, December 9, 2024 at 6:00pm.

The City Council agreed by consensus to continue moving forward with the budgets as presented.

Adjournment Motion: Moved by Councilperson Sauer and seconded by Councilperson Ellering to adjourn the meeting. Motion carried unanimously. Mayor Hunstiger adjourned the meeting at 5:32 PM

R-48-1B

SUMMARY OF PUBLICATION  
ORDINANCE No. 2024-822

The following is the official summary of Ordinance No. 2024-822 approved by the Sauk Rapids City Council on November 25, 2024:

The City Council revised its City Code Chapter 10, Section 10.13, Subdivision 5, D, which regulates industrial uses within the City of Sauk Rapids.

A complete, printed copy of the ordinance is available for inspection by any person during regular office hours at City Hall.

R-48-1B

SUMMARY OF PUBLICATION  
ORDINANCE No. 2024-823

The following is the official summary of Ordinance No. 2024-823 approved by the Sauk Rapids City Council on November 25, 2024:

The City Council revised its City Code Chapter 4, Section 4.18A (J), which prohibits the sale of intoxicating liquor to underage persons and imposes a civil penalty for the violation as provided in the City's fee schedule.

A complete, printed copy of the ordinance is available for inspection by any person during regular office hours at City Hall.

R-48-1B

NOTICE OF PUBLIC HEARING  
FOR MINDEN TOWNSHIP

Notice is hereby given that Minden Township will hold a meeting beginning at 6:30-7:00 p.m. on December 10, 2024 at the Minden Town Hall, 2989 Golden Spike Road, Sauk Rapids to discuss a proposed renewal of the existing Joint Powers Resolution for Orderly Annexation between Minden Township and the City of Sauk Rapids.

R-48-1B

Notice of Public Hearing

The Benton County Board of Commissioners will conduct a public hearing on December 17, 2024 at 9:00 a.m. in the Benton County Boardroom, 531 Dewey Street, Foley, for the purpose of taking public testimony on possible changes to the Benton County fee schedule. All persons interested may appear and be heard at the time and place set forth above. Individuals unable to attend the public hearing can make written comment by writing to the Benton County Administrator, Benton County Courthouse, 531 Dewey Street, Box 129, Foley, Minnesota 56329. Written comments must be received prior to the public hearing. A copy of the current fee schedule and proposed changes can be obtained from the Benton County website (www.co.benton.mn.us) or by calling the Benton County Administrator's Office at 968-5000.

R-48-1B

SECTION 00 11 13  
ADVERTISEMENT FOR BIDS  
INDEPENDENT SCHOOL DISTRICT 47  
SAUK RAPIDS-RICE PUBLIC SCHOOLS  
CALL FOR BIDS  
2025 ROOF REHABILITATION

Notice is hereby given that sealed bids will be received for the 2025 ROOF REHABILITATION by Independent School District 47, hereinafter called the Owner, at Door 2 on the Second Floor of the District Office, located at 1833 Osauka Road NE, Sauk Rapids, Minnesota 56379 until **10:00 a.m., local time on Tuesday, December 17, 2024**, at which time and place bids will be publicly opened and read aloud.

In general, the work consists of the removal of the existing roof systems and associated materials on approximately 9,500 ft<sup>2</sup> of the facility and installation of new roofing systems as specified. Additionally, approximately 130 ft of existing insulated metal panels to be removed and reinstalled are included with the project. **It is the Owner's intent to award the project to one Contractor.** The Responsible Contractor who submits the lowest responsive Base Bid is required to provide one roofing crew working within the District, fully equipped and staged, consisting of 8 to 10 laborers until completion of the Contract or as directed by the Owner's Representative.

Bidding Documents have been prepared by ZMD Engineered Solutions, LLC (ZMD), 28 - 2nd Street NW, Suite #100, Osseo, MN 55369 (telephone: 763-515-8733) and will be available on Tuesday, December 3, 2024, at 12:00 p.m. To order documents and view project information such as Drawings, Specification, plan holder list, prebid sign-in sheet, addenda and bid results, visit the Franz Reprographics web site at www.franzrepro.com and select the Plan Room option. Please login with your email address and password, or Register if this is your first time in the Plan Room. Select the project from the list of public projects. Once you have selected the project, please review the Bid Package Information for ordering documents. To receive Electronic Downloads, Bid Addenda and Shipped Order Confirmations for this project,

ect, you must make the following email address a **Safe Sender** in your Outlook Email: info@ipdservices.com If you do not, your email server may block the receipt of these notifications. These notifications are sent from this email address, not from the email address of ZMD Engineered Solutions, LLC or Franz Reprographics. If you encounter problems, please contact Franz Reprographics by phone at 763-503-3401.

Documents may also be reviewed at ZMD and the Minnesota Builders Exchange.

On **Tuesday, December 10, 2024, at 10:00 a.m.**, a pre-bid conference will be held at Sauk Rapids-Rice Middle School, 901 1st Street South, Sauk Rapids, MN 56379. Attendees shall meet at the loading dock/garages on the North side of the school.

All interested bidders (Prime Contractors and Sub-Contractors) must submit with their bid the "Responsible Contractor Certificate" as provided in the Bid Documents verifying compliance to Minnesota Statute 16C.285, Subd. 3.

A Bid Bond or Certified Check for 5% of the maximum bid payable to Independent School District 47 is required as a guarantee that if the bid is accepted, the Bidder will execute and file the proposed contract and provide 100% Performance and Payment Bonds within ten (10) days after the award of the Contract. The Certified Check will be returned to the Bidder as soon as the Contract and Bonds are executed. If, after ten (10) days, the Bidder shall fail to execute said Contract and Bonds, the Certified Check or Bid Bond shall be forfeited to Independent School District 47, as liquidated damages.

**The Owner reserves the right to waive irregularities and to reject any and all bids.**

No bid may be withdrawn for a period of Sixty (60) days after the date set for the opening thereof.

At the Owner's discretion, liquidated damages in the amount of One Thousand Dollars (\$1,000.00) per calendar day will be assessed against the Contract if the project is not completed on the dates indicated.

This Advertisement for Bids is issued by the authority of Independent School District 47.

-- END OF SECTION --

R-48-2B

\*Please Note: Date Change Due to Holiday  
REGULAR MEETING  
SAUK RAPIDS CITY COUNCIL  
SAUK RAPIDS GOVERNMENT CENTER,  
250 Summit Ave N.  
Tuesday, November 12, 2024  
6:00PM  
MINUTES

1. Call to Order and Pledge of Allegiance

Mayor Kurt Hunstiger called the meeting to order at 6:00pm. Members present: Nick Sauer, Dottie Seamans, and Jason Ellering. Members absent: Ellen Thronson.

2. Additions or Changes to the Agenda

Ross Olson requested to add El Loro of Sauk Rapids, Inc. DBA Change as agenda item 11-A. Olson also requested to add County ARPA Program Amendment as agenda item 10-A.

3. Approve the Agenda

Motion: Moved by Councilperson Ellering and seconded by Councilperson Seamans to approve the agenda as amended. Motion carried unanimously.

4. Approve Minutes

A. 10-28-2024 Regular City Council Meeting Minutes

Motion: Moved by Councilperson Sauer and seconded by Councilperson Ellering to approve the 10-28-2024 Regular City Council Meeting Minutes. Motion carried unanimously.

5. Receive and File

NONE

6. Mayor's Communications

1. Veterans Day- Mayor Hunstiger noted that with yesterday being Veterans Day, he wanted to thank all veterans for their service.

2. General Election-Mayor Hunstiger thanked Dana Furman, City Clerk, Ashley Black, Public Works Office Coordinator, Jill Wegman, Police Administrative Specialist, Tarrah Dobbelaire, Police Administrative Specialist, Joe Borman, Public Works, and Scott Rassmussen, Public Works, for all of their work with the General Election.

7. Audience Items/Visitors Total Time Limit 2 Minutes for Items NOT on the Agenda

NONE

8. Public Hearings

A. Applicant

James D. Feneis Charitable Foundation

Purpose

To Consider a Planned Unit Development Request That Would Allow For A Museum and Professional Meeting Center In A Residential Area Located at 920 10th Street NE

- 1. Open Public Hearing
- 2. Close Public Hearing

Motion: Moved by Councilperson Sauer and seconded by Councilperson Seamans to close the public hearing. Motion carried unanimously.

3. Consider Action

Motion: Moved by Councilperson Seamans and seconded by Councilperson Ellering to approve the PUD request on the

conditions that all parking be provided onsite, that the signage proposed be allowed only with external lighting, and that the Applicant work with the City Engineer on whatever signage the County may want to add on the street. Motion carried unanimously.

9. Consent Agenda

A. Approve Entering into a Joint Powers Agreement with Benton County, Foley, and Rice for a Shared Computer Aided Dispatch and Records Management System

B. Approve Expenditure for Records Management System, Computer Aided Dispatch System, and Associated Applications

C. Approve Memorandum of Understanding with Sauk Rapids-Rice Youth Baseball

D. Approve 2024 Plumbing and Mechanical Contractor License

E. Approve Resolution Accepting Donation to the Sauk Rapids Police Canine Program

F. Approve the Ordinance Amending Chapter 1, Section 1.03 of the City Code Allowing for the Disposal of Unclaimed Property

G. Approve Bezek Dental Site Plan

Motion: Moved by Councilperson Ellering and seconded by Councilperson Sauer to approve consent agenda items 9A-9G. Motion carried unanimously.

10. Regular Agenda

A. County ARPA Program Amendment

Motion: Moved by Councilperson Sauer and seconded by Councilperson Ellering to approve the ARPA Program Agreement and direct staff to work with the County to clarify eligible expenses as both projects move through the design, bid, and construction process. Motion carried unanimously.

11. Other Staff Items

A. El Loro of Sauk Rapids, Inc. DBA Change  
Ross Olson provided an update that El Loro of Sauk Rapids, Inc. has recently changed its "Doing Business As" (DBA) name to Giovanni's Italian Ristorante. The original owner, Marcos Gomez, and the licensee's name is not changing. In accordance with the State's Alcohol and Gambling Enforcement Division and City Ordinance, a DBA change does not require a new public hearing or additional applications. The applications will be updated at the end of the current liquor license year, which is June 30th.

12. Other Council Items and Communications

NONE

13. Approve List of Bills and Claims

Motion: Moved by Councilperson Ellering and seconded by Councilperson Seamans to approve the List of Bills and Claims. Motion carried unanimously.

14. Adjournment

Motion: Moved by Councilperson Sauer and seconded by Councilperson Ellering to adjourn the meeting. Motion carried unanimously.

Mayor Hunstiger adjourned the meeting at 6:23 pm.

R-48-1B

SECTION 00 11 13  
ADVERTISEMENT FOR BIDS  
Multi-Site Renovations  
Sauk Rapids, Minnesota 56379

Independent School District #47 will receive single prime sealed bids for Multi-Site Renovations until 2:00 PM local time on December 17, 2024 at the Independent School District #47 District Office, 1833 Osauka Road Northeast, Sauk Rapids, Minnesota 56379, at which time and place all bids will be publicly opened and read aloud.

Bidding documents, including the Proposal Form, Drawings and Specifications, will be on file at the Minnesota Builders Exchange; McGraw Hill Construction/Dodge Plan Center; Reed Construction; iSqFt Plan Room (St. Paul, MN), The Blue Book Building and Construction Network; and from PlanWell at: [https://order.e-arc.com/arcEOC/x\\_project.asp?de=E76E6340-AAE3-4ED2-B9F4-1839E18437AE](https://order.e-arc.com/arcEOC/x_project.asp?de=E76E6340-AAE3-4ED2-B9F4-1839E18437AE)

This project includes: Interior renovations at Mississippi Heights Elementary (1003 4th St S, Sauk Rapids, MN 56379), Pleasantview Elementary (1009 6th Ave N, Sauk Rapids, MN 56379), and Rice Elementary (200 NE 3rd Ave, Rice, MN 56367).

American Reprographics Company, 4730 Park Glen Road, St. Louis Park, Minnesota 55416 (952) 697-8800, facsimile (952) 697-8803 will provide complete downloadable sets of the Bidding Documents to prospective bidders and subcontractors. The downloads will be available on or about November 21, 2024. A deposit check in the amount of \$25 made out to ARC for each set downloaded via the internet at <https://www.e-arc.com/location/st-louis-park/> and clicking on the PlanWell icon, then the Public Plan Room icon, select Multi-Site Renovations.

Make proposals on the bid forms supplied in the Project Manual. No oral, telegraphic or telephonic proposals or modifications will be considered. Submit with each bid, a certified check or acceptable bidder's bond payable to Independent School District #47 in an amount equal to five percent (5%) of the total bid. The successful bidder will be required to furnish satisfactory Labor and Material Payment Bond, and Performance Bond.

Bids may not be withdrawn within forty five (45) days after the scheduled time of opening bids, without the consent of the Owner. The Owner reserves the right to accept any bid or to reject any or all bids, or parts of such bids, and waive informalities or irregularities in bidding.

Please note a pre-bid walkthrough will occur at 2:30 PM on December 5, 2024. Meet at Door #1 at Pleasantview Elementary, 1009 6th Avenue North, Sauk Rapids, Minnesota 56379.

The Owner requires Substantial Completion of the project on or before August 15, 2025.

Board of Education  
Independent School District #47  
END OF SECTION 00 11 13

R-47-2B

NOTICE OF PUBLIC HEARINGS  
TO CONSIDER AMENDING  
THE BENTON COUNTY DEVELOPMENT CODE

NOTICE IS HEREBY GIVEN that Pursuant to Section 11.8 of the Benton County Development Code, the Benton County Planning Commission and the Benton County Board of Commissioners will conduct public hearings to consider Ordinance #497 to amend the Benton County Development Code Ordinance #477 as follows:

Amend Section 3: Definitions, Section 7: Zoning Use Districts and Section 9: Special Provisions to add provisions for the regulation of cannabis businesses within the areas under the County's zoning jurisdiction.

NOTICE IS FURTHER GIVEN that the public hearings will be held in the Commissioner's Room, Government Center, Foley. The Planning Commission hearing will be held on December 12th, 2024, at 6:00 p.m. The Board of Commissioners hearing will be held on December 17th, 2024, at 9:00 a.m.

ANYONE wishing to be heard regarding the proposed ordinance will be heard at above public hearings..

FR-48-1B

**PUBLIC NOTICES**

**PROBATE NOTICE**

STATE OF MINNESOTA  
COUNTY OF STEARNS  
IN DISTRICT COURT  
PROBATE COURT  
DIVISION  
SEVENTH JUDICIAL  
DISTRICT  
Court File No:  
73-PR-24-9161

Decent died more than three years ago leaving property in Minnesota. It requests the probate of Decedent's last Will, if any, and for the descent of such property to be determined and assigned by this court to the persons entitled to the property.

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 petition may be granted.

It is ordered and notice is given that on December 27, 2024 at 8:45 a.m. a hearing will be held virtually at 725 Courthouse Square, St. Cloud, Minnesota, to hear the petition. This is an ad-

ministrative hearing; your appearance is not required.

Notice shall be given to all interested persons (Minn. Stat. § 524.1-401) and persons who have filed a demand for notice (Minn. Stat. § 524.3-204).

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.

**BY THE COURT**  
Dated: November 13, 2024  
*/s/ William J. Cashman*  
Judge of District Court  
Attorney for Representative Joseph S. Mayers  
**KELM & REUTER, P.A.**  
Attorney No. 0295747

Attorney for Petitioner  
1287 2nd Street North,  
Suite 101  
Sauk Rapids, MN 56379  
(320) 251-1423  
kelmreuter@kelmreuter.com  
R-47-2B

**MECHANIC'S LIEN  
PUBLIC AUCTION**

January 9, 2024  
1:00 PM  
Location: 822 Sundial Drive  
Waite Park, MN 56387  
Item to be auctioned:  
Silver 2007 Cadillac Escalade  
VIN #1GY-  
FK63837R199294.  
R-47-3B

**NOTICE AND ORDER  
FOR HEARING ON  
PETITION FOR DE-  
SCENT OF PROPERTY**

In Re: Estate of  
Michelle Lee Young,  
Deceased.  
A Petition for Determination of Descent has been filed with this Court. The Petition states that the

**NOTICE OF MORTGAGE FORECLOSURE SALE**

Date: November 19, 2024  
**YOU ARE NOTIFIED THAT:**

1. Default has occurred in the conditions of the Mortgage dated July 15, 2014, executed by John B. Moeller and Ruth L. Moeller, husband and wife, as Mortgagors, to Liberty Bank Minnesota, successor in interest to Liberty Savings Bank, fsb, as Mortgagee, and filed for record July 17, 2014, as Document No. 404369, in the Office of the County Recorder of Benton County, Minnesota. The land described in the Mortgage is not registered land.

2. The Mortgage has not been assigned.

3. The original principal amount secured by the Mortgage was \$114,000.00.

4. No action or proceeding at law is now pending to recover the debt secured by the Mortgage, or any part thereof.

5. The holder of the Mortgage has complied with all conditions precedent to acceleration of the debt secured by the Mortgage and foreclosure of the Mortgage, and all notice and other

requirements of applicable statutes.

6. At the date of this Notice the amount due on the Mortgage, and taxes, if any, paid by the holder of the Mortgage is \$94,040.89.

7. Pursuant to the power of sale in the Mortgage, the Mortgage will be foreclosed, and the land located in Benton County, Minnesota, described as follows:

Lots 7 and 8, Block 19, Original Town (now City) of Sauk Rapids, Benton County, Minnesota

will be sold by the County Sheriff of Benton County, Minnesota, at public auction on January 14, 2025, at 10:00 a.m., at the Benton County Sheriff's Department, located at 581 Highway 23, Foley, Minnesota.

8. To the best of Mortgagee's information, the property being foreclosed has a property address of 720 Third Avenue North, Sauk Rapids, Minnesota 56379, and has tax parcel identification number 190021100.

9. The time allowed by law for redemption by

Mortgagors or Mortgagors' personal representatives or assigns is six (6) months after the date of sale.

10. The property must be vacated by 11:59 p.m. on July 14, 2025, provided the Mortgagors have not reinstated the Mortgage under Minnesota Statutes, Section 580.30 or redeemed the property under Minnesota Statutes, Section 580.23. If the foregoing date is a Saturday, Sunday or legal holiday, then the date to vacate is the next business day at 11:59 p.m.

11. THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGORS, THE MORTGAGORS' 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.

**THE PURPOSE OF THIS COMMUNICATION IS TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

**LIBERTY BANK MINNESOTA, SUCCESSOR IN INTEREST TO LIBERTY SAVINGS BANK, FSB**

*/s/ Benjamin B. Bohnsack*  
(#0319399)  
Rinke Noonan, Ltd.  
Suite 300 US Bank Plaza  
1015 W. St. Germain St.  
P.O. Box 1497  
St. Cloud, MN 56302  
(320) 251-6700  
(320) 656-3500 fax  
Our File No. 22118-0221  
Bbohnsack@RinkeNoonan.com  
Attorneys for Mortgagee  
R-47-6B