

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 the 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

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 CREDITORS:
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 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: 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

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.
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

NOTICE OF MECHANIC'S LIEN SALE

Please take notice that at the address of Northstar Collision, 1136 Lincoln Ave., Sauk Rapids, MN 56379 at 11:30 a.m. on January 7, 2025, the Sheriff of Benton County will sell to the highest cash bidder a 2021 Subaru Legacy, VIN 4S3BWGN65M3019306. Amount due is \$41,734.80 and is for repair and storage.
R-49-3B

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

NOTICE IS HEREBY GIVEN that the Benton County Board of Adjustment will conduct a public hearing on December 19th, 2024, in the Commissioner's Room, Benton County Government Center, Foley, and beginning at *6:00 p.m. The Board of Adjustment will hear the following:
1. Gethsemane Lutheran Church requesting variance to place a sign 120ft from the intersection of two or more public roads (300ft required) in the R-S Rural Service District. Pursuant to Sections 8.1.3(C) and 11.5. The affected property is described as follows: Lots 12-16, Block 4, St Francis, Section 19, Maywood Township. The on-site inspection of this property will be made at approximately 1:10 p.m. on December 19th, 2024.
ANYONE with comments regarding the above will be heard at this meeting.
FR-49-1B

SUMMONS
STATE OF MINNESOTA
COUNTY OF BENTON
DISTRICT COURT
SEVENTH JUDICIAL
DISTRICT
CASE TYPE: QUIET
TITLE ACTION
Court File No:
05-CV-24-2068

SUMMONS
Lehnen, LLC and its owners, Angela E. Schibonski, Jason K. Lehnen and Christopher M. Lehnen, Plaintiffs,
vs.
Catherine M. Stofflet and Kenneth F. Stofflet, and any and all other persons unknown claiming any right, title, estate, interest, or lien in the real estate described in the Complaint herein, Defendants.

THIS SUMMONS IS DIRECTED TO THE ABOVE-NAMED DEFENDANTS.

1. YOU ARE BEING SUED. The Plaintiffs have started a lawsuit against you. The Plaintiffs' Complaint against you is attached to this Summons. Do not throw these papers

away. They are official papers that affect your rights. You must respond to this lawsuit even though it may not yet be filed with the Court and there may be no court file number on this Summons.
2. YOU MUST REPLY WITHIN 20 DAYS TO PROTECT YOUR RIGHTS. You must give or mail to the person who signed this Summons a written response called an Answer within 20 days of the date on which you received this Summons. You must send a copy of your Answer to the person who signed this Summons located at: Jacqueline Schuh Engelmeier & Umanah, P.A. 1521 Northway Drive, Suite 115 St. Cloud, MN 56303
3. YOU MUST RESPOND TO EACH CLAIM. The Answer is your written response to the Plaintiffs' Complaint. In your Answer you must state whether you agree or disagree with each paragraph of the Complaint. If you believe the Plaintiffs 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 20 days, you will lose this case. You will not get to tell your side of the story, and the Court may decide against you and award the Plaintiffs 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 you cannot get legal help, you must still provide a written Answer to protect your rights or you may lose the case.
6. ALTERNATIVE DISPUTE RESOLUTION. Pursuant to Minne-

sota Statute Section 543.22, 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 Practice. You must still send your written response to the Complaint even if you expect to use alternative means of resolving this dispute.
7. THIS LAWSUIT AFFECTS AND BRINGS INTO QUESTION TITLE TO REAL PROPERTY situated in the County of Benton, State of Minnesota and legally described as follows:
All that part of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section Twenty-five (25), Township Thirty-six (36) North, Range Thirty-one (31) West, Fourth Principal Meridian, described as follows, to-wit:
Commencing at the point of intersection of the Northeastly right-of-way line of Old Trunk Highway No. 10 with a line drawn parallel with and 33 feet North of the North line of the South half of the Southwest Quarter of the Southwest Quarter (S1/2 SW1/4

SW1/4) of said Section Twenty-five (25); thence Southeasterly on said Northeastly right-of-way line of Old Trunk Highway #10 a distance of 389.40 feet for the point of beginning; thence Northeastly at right angles 200 feet to the Southwestly right-of-way line of Great Northern Railway Company Industrial Spur; thence Southeasterly along said railroad right-of-way line 120 feet; thence Southwestly at right angles 200 feet to said Northeastly right-of-way line of Old Trunk Highway #10; thence Northwestly on said right-of-way line 120 feet to the point of beginning, being in the City of St. Cloud.
(The above legal description was taken from Warranty Deed dated March 22, 1989 and recorded on March 28, 1989 as Document No. 192010 in the office of the County Recorder in and for Benton County, Minnesota)
8. NOTICE IS FURTHER GIVEN that this is a Quiet Title Action and the object of this action is to seek an Order and Judgment declaring that Plaintiffs are the owners in fee of

the real property described above, subject to deposit of the remaining proceeds due under that certain Contract for Deed dated January 31, 2005, and recorded in the office of the Benton County Recorder on February 3, 2005 as Document No. 323036; and that the Defendants, and each of them, have no right, title, estate, interest, or lien in or upon the real property.
9. NOTICE IS FURTHER GIVEN that no personal claim is made by Plaintiffs against any of the Defendants.
ENGELMEIER & UMANAH, P.A.
Dated: 11/22/2024
/s/ Jacqueline M. Schuh
Jacqueline M. Schuh (#0208140)
1521 Northway Drive, Suite 115
St. Cloud, MN 56303
Telephone: 320.230.0406
Facsimile: 320.230.0408
Email: Jackies@e-ulaw.com
ATTORNEY FOR PLAINTIFFS
R-49-3B

**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^2 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 proj-

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

**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

		Division of School Finance 400 NE Stinson Blvd. Minneapolis, MN 55413		District Revenues and Expenditures Budget for Fiscal Year (FY) 2024 and FY 2025			ED-00110-47	
General Information: Minnesota Statutes 2023, section 123B.10, requires that every school board shall publish the subject data of this report.								
District Name:							District Number:	
Fund	FY 2024 Beginning Fund Balances	FY 2024 Actual Revenues and Transfers In	FY 2024 Actual Expenditures and Transfers Out	June 30, 2024 Actual Fund Balances	FY 2025 Budget Revenues and Transfers In	FY 2025 Budget Expenditures and Transfers Out	June 30, 2025 Projected Fund Balances	
General Fund/Restricted	\$ 10,012,031	\$ 8,798,014	\$ 9,831,353	\$ 8,978,693	\$ 9,098,947	\$ 11,264,012	\$ 6,813,628	
General Fund/Other	\$ 19,092,105	\$ 56,963,967	\$ 57,822,820	\$ 18,233,252	\$ 54,088,355	\$ 54,069,889	\$ 18,251,718	
Food Service Fund	\$ 1,701,950	\$ 3,607,046	\$ 3,224,085	\$ 2,084,911	\$ 3,175,366	\$ 3,372,520	\$ 1,887,757	
Community Service Fund	\$ 798,291	\$ 2,305,603	\$ 2,214,865	\$ 889,029	\$ 2,091,123	\$ 2,187,960	\$ 792,192	
Building Construction Fund	\$ 628,293	\$ 49,118	\$ 205,119	\$ 472,293	\$ 25,000	\$ 336,323	\$ 160,970	
Debt Service Fund	\$ 1,473,979	\$ 15,829,273	\$ 15,790,168	\$ 1,513,084	\$ 6,738,694	\$ 6,329,660	\$ 1,922,118	
Trust Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Internal Service Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
* OPEB Revocable Trust Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
OPEB Irrevocable Trust Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
OPEB Debt Service Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total - All Funds	\$ 33,706,649	\$ 87,553,022	\$ 89,088,409	\$ 32,171,262	\$ 75,217,485	\$ 77,560,364	\$ 29,828,383	
Long-Term Debt				Current Statutory Operating Debt per Minnesota Statutes, section 123B.81				
Outstanding July 1, 2023	\$ 54,425,000			Amount of General Fund Deficit, if any, in excess of 2.5% of expenditures 06/30/2024			\$ -	
Plus: New Issues	\$ 9,220,000							
Less: Redeemed Issues	\$ 13,860,000			Cost per student - Average Daily Membership (ADM) 06/30/2024				
Outstanding June 30, 2024	\$ 49,785,000							
Short-Term Debt				Total Operating Expenditures			\$ 69,066,478.25	
Certificates of Indebtedness	\$ -			FY 2024 Total ADM Served + Tuitioned Out ADM + Adjusted Extended ADM			4,285.86	
Other Short-Term Indebtedness	\$ -			FY 2024 Operating Cost per ADM			\$ 16,114.96	

The complete budget may be inspected upon request to the superintendent.

Comments: