

PUBLIC NOTICES

ALBANY TOWNSHIP-PLANNING COMMISSION NOTICE OF PUBLIC HEARING IUP REQUEST

Notice is hereby given, that the Albany Township Planning Commission will meet on JANUARY 14, 2025, 7:30 P.M. at Albany City Hall, Council Chambers, 400 Railroad Ave, Albany MN for the purpose of giving consideration to the following: A request to consider an Interim Use Permit application submitted by Dale and Justin Overman for the Albany Recycling Center, according to Sections 4.18, 6.30, 9.11.6 of Albany Township Land Use and Zoning Ordinance Number 6 to have the ability to recycle automobiles and handle solid waste items in the current Industrial District. The property is located in part of the E1/2 of the NW1/4 Section 21, Albany Township (125/31) lying northwesterly of County Road 10. The property address is 34737 County Road 10, Albany MN, 56307

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Holdingsford School Board Briefs

The Truth in Taxation Hearing 2024 payable 2025 was opened at 6:00 PM by Chair Lori Opatz. Business Manager Garrity Gerber presented the Annual Truth in Taxation information which included information on state funding, local levy and overall revenues and expenditures of the district by category. Mr. Gerber explained the proposed levy is an increase of 8.4%. With the high property values in the District more of the revenue is shifted to local tax payers and less state aid. He entertained public questions and comments and Chair Opatz closed the Hearing at 6:20 PM.

The Holdingsford School Board held their regular meeting on Dec. 18, 2024. Members present: Evelyn Martini, Elyssa Ebnet, Nikki Burg, Lori Opatz, Ed Feia, Rob Knettel, and Pat Meier. Members absent: None. Also attending was: Superintendent Chris Swenson, Business Manager Garrity Gerber, Student Rep Morgan Pellett, Adm. Assistant Linda Zapzalka.

Chair Opatz called the meeting to order, the pledge was recited and the agenda was approved. The meeting continued with approval of the consent agenda. Items in the consent agenda included: approval of the minutes from the 11/13/2024 Regular Board Mtg; approval of the schedule of bills in the amount of \$339,884.22; Computer checks approved #57019 through #57146 and #31168 through #31202 in the amount of \$7,403.05; approval of the electronic transfer for November 2024, \$451,762.81 acknowledgement of the Treasurer's Report balance per books \$5,968,514.24; approved lane change for Carrie Jendro from BS20 to BS30 effective at the start of quarter three of the 2024/25 school year; and accepted the following donations: PTA to the Elementary School for Playground Toys in the amount of \$663.10 and PTA to Community Ed in the amount of \$355.63 toward the Fall Festival and PreSchool Picnic. The Chair Opatz thanked the Donors for their support and generosity!

Reports: Superintendent Swenson reported a lot of sickness throughout the building. He thanked all those for stepping up and helping power through until break, the Knights of Columbus for the donation of coats, so many that some were shared with another school District. Mr. Swenson also thanked all those involved in supporting families in need and he explained Jingle Bingo, a fun, popular event with all donated prizes held right before the holiday break. Mr. Swenson spoke briefly on the Strategic Planning process noting that many positives were mentioned and he relayed all those to the prospective departments and any concerns were also relayed so those can be addressed.

Student Board Representative Morgan Pellett reported she enjoyed being a part of and having a voice on the Strategic Planning Committee. She also passed on some topics that she hears from students; add a late bus, lunch eating time and C block missing out on a second choice and doubles. Lastly she informed the Board that the NHS has a Giving Tree with all donated gifts going to Anna Marie's Alliance.

BSED- Meier reported policies were reviewed, approved tech proposals, and approved roof repairs on the Voyager building.

Business Manager Gerber reported the Business Office is working on year end reporting and next he will be meeting with departments to revise the budget.

Other agenda items at the December 18, 2024 meeting included:

- Business Items:
• Certified the Tax Levy 2024, payable 2025 at \$2,858,839.90, an 8.4% increase.
• Permission granted for Mr. Gerber to pursue budget adjustments.
• Adopted the Resolution Establishing Combined Polling Places for Multiple Precincts and Designating Hours During Which the Polling Places Will Remain Open for Voting for School District Elections Not Held on the Day of a Statewide Election.

Personnel:
• Approved with corrections the SRO Contract between Stearns County and Independent School District 738 - Holdingsford.
• Hired Tina VanHeel for the Part Time Administrative Assistant Long Term Substitute.

- Rescinded hiring Raymond Wunderlich for a full time Van Driver position.
• Hired Ginny Koopmeiners for a Van Driver position.
• Approved Medical Leave for Rosanne Feia.
• Authorized Katherine Novitzki to assume a Cook position starting until the return of Ms. Feia.
• Hired Brian Hurd for the Sec Social Studies Long Term Substitute position.
• Accepted the resignation from KidZone Assistant Olivia Meyer.

Chair Opatz thanked Ms. Ebnet for her five years on the Board with a special thanks for taking the extra year to fill the vacancy!

Mr. Swenson added his appreciation to Ms. Ebnet for her time on the Board!

A review of upcoming important dates took place.
• Strategic Planning Review Session 1/8/2025
• School Board Workshop 1/8/2025
• Organizational School Board Meeting 1/8/2025

This article is a summary of the minutes. The full text is available for public inspection at the District Office or online at http://www.isd738.org/school-board-meeting-agendasminutes.html.

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NOTICE OF MORTGAGE FORECLOSURE SALE

PUBLIC 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 19, 2005 ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$232,700.00 MORTGAGOR(S): Mark T. McGowan and Marnee M. McGowan, husband and wife MORTGAGEE: Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Bremer Bank, National Association TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc. MIN#: 1000739-8142637550-8 SERVICER: SN Servicing Corporation LENDER: Bremer Bank, National Association DATE AND PLACE OF FILING: Stearns County Minnesota, Recorder, on October 24, 2005, as Document No. 1173020. ASSIGNED TO: CitiMortgage, Inc. by an Assignment of Mortgage dated 09/29/2012, and recorded on 10/01/2012 as Document No. A1380092. Federal National Mortgage Association by an Assignment of Mortgage dated 02/14/2014 and recorded on 02/18/2014 as Document No. A1416726. MTGLQ Investors, L.P. by an Assignment of Mortgage dated 02/08/2019 and recorded on 02/08/2019 as Document No. A1538126. U.S. Bank Trust National Association as Trustee of Tiki Series IV Trust by an Assignment of Mortgage dated 07/13/2021 and recorded on 09/01/2021 as Document No. A1613009. U.S. Bank Trust National Association, as Trustee for Ranch Series IV Trust by an Assignment of Mortgage dated 04/19/2024 and recorded on 05/13/2024 as Document No. A1671939. LEGAL DESCRIPTION OF PROPERTY: LOT ELEVEN (11), BLOCK TWO (2), WEST RIVER OAKES PLAT 2, STEARNS COUNTY, MINNESOTA PROPERTY ADDRESS: 1306 W Oakes Dr, St Cloud, MN 56303 PROPERTY I.D.: 82.52403.0252 COUNTY IN WHICH PROPERTY IS LOCATED: Stearns THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: Two Hundred Thirty-Five Thousand One Hundred Sixty and 76/100 (\$235,160.76) THAT no action or proceeding has been instituted at law to recover the debt secured by said mortgage, or any part thereof; that there has been compliance with all pre-foreclosure notice and acceleration requirements of said mortgage, and/or applicable statutes; 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: 10:00AM on January 28, 2025 PLACE OF SALE: Stearns County Sheriff, Law Enforcement Center, Room S136 Civil Division, 807 Courthouse Square, St. Cloud, MN 56303 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 6.00 months from the date of sale. If Mortgage is not reinstated under Minn. Stat. Section 580.30 or the property is not redeemed under Minn. Stat. Section 580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on July 28, 2025, or the next business day if July 28, 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 FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED." Dated: December 11, 2024 U.S. Bank Trust National Association, as Trustee for Ranch Series IV Trust Randall S. Miller and Associates, PLLC Attorneys for Assignee of Mortgage/ Mortgagee Edinburgh Executive Office Center, 8525 Edinbrook Crossing North Suite #210 Brooklyn Park, MN 55443 Phone: 952-232-0052 Our File No. 23MN00032-3 A-4829793 12/11/2024, 12/18/2024, 12/25/2024, 01/01/2025, 01/08/2025, 01/15/2025

NOTICE CITY OF ALBANY 2025 SUMMARY BUDGET DATA

Table with 3 columns: Category, 2024 Budget, 2025 Budget. Rows include Revenues (Property Taxes, All other Taxes, Licenses and Permits, Local Gov't Aid, Grants from County and Other Local Gov't, Charges for Services, Fines and Forfeits, Interest on Investments, Misc. Revenues, Total Revenues) and Expenditures (General Government, Public Safety, Streets and Highways, Culture and Recreation, Debt Service -principal, Interest and Fiscal Charges, Capital Outlay, Transfer to other funds, Total Expenditures). Total Revenues: \$2,734,550; Total Expenditures: \$2,870,101; Increase (decrease): \$0.

Gary Winkels, City Administrator
The compete budget is on file at the office of the City Administrator for public inspection during normal office hours at the Albany City Hall.