

# PUBLIC NOTICES

## NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage: DATE OF MORTGAGE: June 7, 2005 ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$168,150.00 MORTGAGOR(S): Jennifer Holmes, A Single Person and Jared Latterell, A Single Peron MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Optimum Mortgage Services Inc., its successors and assigns DATE AND PLACE OF RECORDING: Recorded: June 13, 2005 Stearns County Recorder Document Number: 1156450 ASSIGNMENTS OF MORTGAGE: And assigned to: U.S. Bank National Association Dated: November 22, 2013 Recorded: December 5, 2013 Stearns County Recorder Document Number: A1412794 And corrected by: Corrective Assignment of Mortgage Recorded: September 17, 2014 Document Number: A1429092 And assigned to: Select Portfolio Servicing, Inc. Dated: June 3, 2024 Recorded: June 4, 2024 Stearns County Recorder

Document Number: A1673056 Transaction Agent: Mortgage Electronic Registration Systems, Inc. Transaction Agent Mortgage Identification Number: 100318801000107082 Lender/Broker/Mortgage Originator: Optimum Mortgage Services Inc. Residential Mortgage Servicer: Select Portfolio Servicing, Inc. COUNTY IN WHICH PROPERTY IS LOCATED: Stearns Property Address: 1401 15th Street South, Sartell, MN 56377 Tax Parcel ID Number: 92569000001 LEGAL DESCRIPTION OF PROPERTY: Lot Two (2), Block One (1), PINE LAKES PLAT 1, according to the plat and survey thereof on file and of record in the Office of the County Recorder in and for Stearns County, Minnesota AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$147,997.53 THAT all pre-foreclosure requirements have been complied with; that no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof; 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: February 25, 2025 at 10:00 AM PLACE OF SALE: County Sheriff's office, Law Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorney fees allowed by law, subject to redemption within six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns. If the Mortgage is not reinstated under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on August 25, 2025, or the next business day if August 25, 2025 falls on a Saturday, Sunday or legal holiday. Mortgagor(s) released from financial obligation: NONE THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 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. 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: January 2, 2025 MORTGAGEE: Select Portfolio Servicing, Inc. Wilford, Geske & Cook, P.A. Attorneys for Mortgagee 7616 Currell Boulevard, Suite 200 Woodbury, MN 55125 (651) 209-3300 File Number: 055816-F1 H-2-6B

## AMENDMENT TO ASSUMED NAME Minnesota Statutes Chapter 333

1. List the exact assumed name under which the business is or will be conducted: The Pedagogical Refinery  
2. Principal Place of Business: 1535 7th Avenue South, APT 126, Sartell, MN 56377.  
3. List a Mailing Address if you cannot receive mail at the principal place of business address: N/A.  
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: SidniBidni, LLC, 1535 7th Avenue South, APT 126, Sartell, MN 56377.  
5. This certificate is an amendment of Certificate of Assumed Name File Number: 1525316500023 originally filed on: 12/25/2024.  
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 Minnesota 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/ Shelby Chollett, Owner  
12/27/2024  
Filed on 12/30/2024  
H-2-2P

## Sauk Centre Public Schools PUBLISHED ANNOUNCEMENT

Sauk Centre Public School District is seeking qualified Contractors for the Sauk Centre Public Schools 2025 Senior High Gymnasium Renovation including Bleacher Replacement and Floor Replacement located at 903 State Road, Sauk Centre, MN 56378

Bidding documents and specifications are located on the school website www.isd743.org under the District tab. Any questions, please contact Scott Bergman, Activities Director, at 320-352-2258 ext. 3003 or at scott.bergman@isd743.org.

Sealed Bids labeled "Bleacher Replacement Bid" or "Floor Replacement Bid" shall be mailed or delivered to the Sauk Centre Schools District Office Attention: Don Peschel, Superintendent, 903 State Road, Sauk Centre, MN 56378. Bids will be accepted until 2:00 p.m. local time on January 24, 2025; when they will be publicly opened and read aloud at the District Office Boardroom. Bids received after the close of bids will not be accepted and returned to the bidder

H-2-2B

## NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage: DATE OF MORTGAGE: September 20, 2021 MAXIMUM PRINCIPAL AMOUNT OF MORTGAGE: \$8,000.00 MORTGAGOR(S): Richard W Schwindel, a single person MORTGAGEE: Deerwood Bank DATE AND PLACE OF RECORDING: Recorded: October 13, 2021 Stearns County Recorder Document Number: A1616757 Transaction Agent: Not Applicable Applicable Transaction Agent Mortgage Identification Number: Not Applicable Lender/Broker/Mortgage Originator: Deerwood Bank Residential Mortgage Servicer: Deerwood Bank COUNTY IN WHICH PROPERTY IS LOCATED: Stearns Property Address: 150 13th Ave N, Waite Park, MN 56387 Tax Parcel ID Number:

98.61079.0000 LEGAL DESCRIPTION OF PROPERTY: The North One Half (N 1/2) of Lot Twenty-seven (27) and all of Lot Twenty-eight (28), Block Seventeen (17), Waite Park, Stearns County, Minnesota AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$8,770.37 THAT all pre-foreclosure requirements have been complied with; that no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof; 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: February 05, 2025 at 10:00 AM PLACE OF SALE: County Sheriff's office, Law Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs

and disbursements, including attorney fees allowed by law, subject to redemption within six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns. If the Mortgage is not reinstated under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on August 05, 2025, or the next business day if August 05, 2025 falls on a Saturday, Sunday or legal holiday. Mortgagor(s) released from financial obligation: NONE THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 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. 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 10, 2024 MORTGAGEE: Deerwood Bank Inc., dba Deerwood Bank Wilford, Geske & Cook, P.A. Attorneys for Mortgagee 7616 Currell Boulevard, Suite 200 Woodbury, MN 55125 (651) 209-3300 File Number: 055357-F1 H-51-6B

## CERTIFICATE OF ASSUMED NAME Minnesota Statutes Chapter 333

ASSUMED NAME: Anchored Walls. PRINCIPAL PLACE OF BUSINESS IS: 60335 U.S. HIGHWAY 12, LITCHFIELD, MN 55355.

APPLICANT(S): Vanterra Foundation Solutions, LLC, 60335 U.S. Highway 12, Litchfield, MN 56355.

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 Minnesota 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/ Kevin Coppersmith, Chief Executive Officer  
01/03/2025  
H-3-2B

## PROBATE NOTICE

STATE OF MINNESOTA COUNTY OF STEARNS SEVENTH JUDICIAL DISTRICT DISTRICT COURT PROBATE DIVISION Court File No: 73-PR-24-10382

Petition may be granted. IT IS ORDERED and Notice is further given, that the Petition will be heard on February 7, 2025, at 8:45 a.m., by this Court at Stearns County Court, Minnesota.

This hearing will be held administratively and no appearances are required unless objections are filed.

NOTICE AND ORDER FOR HEARING ON PETITION FOR DESCENT OF PROPERTY

Estate of: Timothy Roy Leyk, Decedent.

A Petition for Determination of Descent has been filed with this Court. The Petition represents that the Decedent died more than three years ago, leaving property in Minnesota and requests the probate of Decedent's last Will (if any), and the descent of such property 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 no objections are filed or raised, the

1. 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: December 31, 2024 /s/ Karl Schmidt Judge of District Court Dated: December 31, 2024 George Lock Court Administrator Attorney for Petitioner 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 H-2-2B

## NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage: DATE OF MORTGAGE: July 13, 2020 ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$191,369.00 MORTGAGOR(S): Drake Mudrow, a single man MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Broker Solutions, Inc. dba New American Funding, its successors and assigns DATE AND PLACE OF RECORDING: Recorded: July 28, 2020 Stearns County Recorder Document Number: A1575562 LOAN MODIFICATION: Dated: February 20, 2021 Recorded: March 1, 2021 Document Number: A1595476 ASSIGNMENTS OF MORTGAGE: And assigned to: U.S. Bank National Association Dated: November 23, 2020 Recorded: November 25, 2020 Stearns County Recorder Document Number: A1586886 Transaction Agent: Mortgage Electronic Registration Systems, Inc. Transaction Agent Mortgage Identification Number: 1003763-0300354802-3 Lender/Broker/Mortgage Originator: Broker Solutions, Inc. dba New American Funding Residential Mortgage Servicer: U.S. Bank National Association COUNTY IN WHICH PROPERTY IS LOCATED: Stearns Property Address: 413 5th Ave S, Sartell, MN 56377 Tax Parcel ID Number: 92.57074.0354 LEGAL DESCRIPTION OF PROPERTY: Lot 2, Block 4, Sartell Heights South Plat Two, Stearns County, Minnesota AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$218,641.81 THAT all pre-foreclosure requirements have been complied with; that no action or

proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof; 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: August 14, 2024 at 10:00 AM PLACE OF SALE: County Sheriff's office, Law Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorney fees allowed by law, subject to redemption within six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns. If the Mortgage is not reinstated under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on February 14, 2025, or the next business day if February 14, 2025 falls on a Saturday, Sunday or legal holiday. Mortgagor(s) released from financial obligation: NONE THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 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.

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: June 18, 2024 MORTGAGEE: U.S. Bank National Association Wilford, Geske & Cook, P.A. Attorneys for Mortgagee 7616 Currell Boulevard, Suite 200 Woodbury, MN 55125 (651) 209-3300 File Number: 051936-F6 NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE The above referenced sale scheduled for August 14, 2024 at 10:00 AM has been postponed to September 17, 2024 at 10:00 AM in the Stearns County Sheriff's office, Law Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota in said County and State. DATED: August 8, 2024 MORTGAGEE: U.S. Bank National Association NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE The above referenced sale scheduled for September 17, 2024 at 10:00 AM has been postponed to October 17, 2024 at 10:00 AM in the Stearns County Sheriff's office, Law Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota in said County and State. DATED: September 10, 2024 MORTGAGEE: U.S. Bank National Association NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE The above referenced sale scheduled for October 17, 2024 at 10:00 AM has been postponed to November 19, 2024 at 10:00 AM in the Stearns County Sheriff's office, Law Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota in said County and State. DATED: January 14, 2025 MORTGAGEE: U.S. Bank National Association

Minnesota in said County and State. DATED: October 10, 2024 MORTGAGEE: U.S. Bank National Association NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE The above referenced sale scheduled for November 19, 2024 at 10:00 AM has been postponed to December 19, 2024 at 10:00 AM in the Stearns County Sheriff's office, Law Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota in said County and State. DATED: November 12, 2024 MORTGAGEE: U.S. Bank National Association NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE The above referenced sale scheduled for December 19, 2024 at 10:00 AM has been postponed to January 21, 2025 at 10:00 AM in the Stearns County Sheriff's office, Law Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota in said County and State. DATED: December 12, 2024 MORTGAGEE: U.S. Bank National Association NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE The above referenced sale scheduled for January 21, 2025 at 10:00 AM has been postponed to February 20, 2025 at 10:00 AM in the Stearns County Sheriff's office, Law Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota in said County and State. DATED: December 12, 2024 MORTGAGEE: U.S. Bank National Association NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE The above referenced sale scheduled for January 21, 2025 at 10:00 AM has been postponed to February 20, 2025 at 10:00 AM in the Stearns County Sheriff's office, Law Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota in said County and State. DATED: January 14, 2025 MORTGAGEE: U.S. Bank National Association Wilford, Geske & Cook, P.A. Attorneys for Mortgagee 7616 Currell Boulevard, Suite 200 Woodbury, MN 55125 (651) 209-3300 File Number: 051936-F6 H-3-1B

## PROBATE NOTICE

STATE OF MINNESOTA COUNTY OF STEARNS DISTRICT COURT PROBATE DIVISION SEVENTH JUDICIAL DISTRICT Case No: 73-PR-24-9974

power to administer the Estate, including the power to collect all assets, to pay all legal debts, claims, taxes, and expenses, to sell real and personal property, and to do all necessary acts for the Estate. This hearing will be held administratively and no appearances are required unless objections are filed.

AMENDED NOTICE AND ORDER OF HEARING ON TESTATE PETITION

Estate of: David Melvin Determan, Decedent.

It is Ordered and Notice is given that on January 31, 2025, at 8:45 a.m., a hearing will be held in this Court at Stearns County, Minnesota, for the formal probate of an instrument purporting to be the Will of the Decedent, dated October 2, 2015, ("Will"), and for the appointment of Jeanne Marie Johansen, whose address is 908 13th Avenue South, St. Cloud, MN 56301, as personal representative of the Estate of the Decedent in an UNSUPERVISED administration. 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 personal representative will be appointed with full

Notice is also given that (subject to Minn. Stat. 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.

/s/ Heidi E. Schultz Judge of District Court Dated: 12/24/2024 /s/ George Lock Court Administrator Dated: 12/24/2024 Attorneys for Petitioner Tonya T. Hinkemeyer Rinke Noonan, Ltd. PO Box 1497 St. Cloud, MN 56302-1497 Attorney License No. 0312113 Thinkemeyer@RinkeNoonan.com (320) 251-6700 Fax: (320) 656-3500 H-2-2B

Raymond Township
Notice of Public Hearing
Variance Request

Notice is hereby given that the Raymond Township Board will conduct a public hearing for public comment on Tuesday, February 4, 2025 at 7:30 PM, or shortly thereafter as practical, in the Padua Pub Meeting Room, to consider a variance requested by Russell & Sara Clark.

The variance if granted, would allow a setback of one hundred (100) feet where one hundred twenty-five (125) feet is required for a 56' x 36' addition.

For the property located at 36718 480th Avenue, Sauk Centre, MN, legally described as: 6.00 A. W535' of S485' of N1695' of W2NE4 Section 08, Township 125, Range 035, according to the recorded plat thereof on file and recorded in the Office of the County Recorder, Stearns County, Minnesota.

Any persons having an interest in this matter will have the opportunity to be heard. A decision will be made by the board after the public comment is closed.

/s/ Virginia Borgerding
Raymond Township Clerk
H-3-2B

STATE OF MINNESOTA
COUNTY OF STEARNS
DISTRICT COURT
SEVENTH JUDICIAL
DISTRICT
Case Type: Contract/
Foreclosure/Receivership
Court No: 73-CV-22-9946
Judge Mary B. Mahler

ARENA LIMITED SPV, LLC,
a Delaware limited liability
company,
Plaintiff,
vs.
SCCS PROPERTY SPV LLC,
a Delaware limited liability
company, et al.,
Defendants.

AMENDED NOTICE OF
MORTGAGE
FORECLOSURE SALE
UNDER JUDGMENT AND
DECREE

NOTICE IS HEREBY
GIVEN, that under and by virtue of the Order for Entry of Judgment of Foreclosure and for Dismissal of Claims (the "Judgment") entered in the above entitled mortgage foreclosure action on September 9, 2024, a certified copy of which has been delivered to me, directing the sale of the mortgaged premises hereinafter described to satisfy the amount found and adjudged to be due Arena Limited SPV, LLC ("Plaintiff"), the plaintiff in the above entitled action from Defendants SCCS Property SPV LLC ("SCCS"), TE Real Estate Holdings, LLC, TE MLE SPV, LLC, Ironwood Logistics LLC, f/k/a St. Cloud Cold Storage LLC, and Tartan Engler LLC (collectively and together with SCCS, the "Defendants"), the Sheriff of Stearns County, Minnesota, will sell at public auction to the highest bidder for cash on January 29, 2025 at 1:00 pm at the Stearns County Sheriff's Office, Law Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota 56302, the premises and real estate described in said Judgment, to wit:
Real property in the City of Waite Park, County of Stearns, State of Minnesota, described

as follows:
Lot 1, Block 1, St. Cloud Cold Storage, according to the recorded plat thereof, Stearns County, Minnesota.
ABSTRACT PROPERTY.
Plaintiff, to the best of its knowledge, provide the following information regarding the Mortgaged Premises:
1. The physical street address, city and ZIP Code of the mortgaged premises are 511 28th Avenue South, Waite Park, MN 56387.
2. The tax parcel identification number of the mortgaged premises is 98.60820.0900.
3. The mortgaged premises are encumbered by that certain Mortgage and Security Agreement, dated October 26, 2021, and recorded in the Office of the County Recorder, Stearns County, Minnesota, on November 1, 2021, as Document No. A1618315 and by that certain Assignment of Leases and Rents, dated October 26, 2021, and recorded in the Office of the County Recorder, Stearns County, Minnesota, on November 1, 2021, as Document No. A1618316.
4. The name of the mortgagor is SCCS Property SPV LLC.
5. Original principal amount of the mortgage: \$25,970,000.
6. The name of the mortgage servicer and the lender or

broker is Arena Limited SPV, LLC.
7. The name of the mortgage originator is Arena Limited SPV, LLC.
8. As of October 30, 2024, the amount due on the Judgment and mortgage is \$25,487,444.96. Interest accrues on this Judgment amount under Minn. Stat. § 549.09 at the rate of 10% per annum from and after October 30, 2024 or a daily rate of \$6,982.86. As of date of this notice, the amount due on the Judgment and mortgage is \$25,787,707.99.
9. Pursuant to the terms of the Judgment, the Defendants, including the mortgagor, are barred and foreclosed from asserting any right, title or interest in the premises, including any right of redemption.
Dated: December 12, 2024
STEVE SOYKA
SHERIFF OF
STEARNS COUNTY
By: /s/ Jamie Florek
Deputy Sheriff
Attorneys for Plaintiff Arena Limited, SPV, LLC
Fabyanske, Westra, Hart & Thomson, P.A.
Paul L. Ratelle (#127632)
80 South 8th Street
Suite 1900
Minneapolis, MN 55402
Tel: (612) 359-7600
pratelle@fwhtlaw.com
H-51-6B

CITY OF SAUK CENTRE
ACKNOWLEDGEMENT OF 2024 CONTRIBUTIONS

On behalf of the City of Sauk Centre, the City Council would like to thank those who are listed below for their generous contribution of the specified City Facility/Department during the 2024 year:

Table with 3 columns: DEPARTMENT, IN-KIND SERVICE, AMOUNT. Lists contributions from Fire Department, Ambulance Department, Police Department, Senior Center, and Outdoor Skating Rink.

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY
GIVEN that default has occurred in the conditions of the following described mortgage:
DATE OF MORTGAGE:
January 11, 2022
ORIGINAL PRINCIPAL
AMOUNT OF MORTGAGE:
\$186,459.00
MORTGAGOR(S): Clearanc D
Turrentine, single man
MORTGAGEE: Mortgage
Electronic Registration
Systems, Inc., as mortgagee,
as nominee for Iowa Bankers
Mortgage Corporation, its
successors and assigns
DATE AND PLACE OF
RECORDING:
Recorded: January 28, 2022
Stearns County Recorder
Document Number: A1625097
ASSIGNMENTS OF
MORTGAGE:
And assigned to: Iowa Bankers
Mortgage Corporation
Dated: November 4, 2024
Recorded: November 6, 2024
Stearns County Recorder
Document Number: A1681925
Transaction Agent: Mortgage
Electronic Registration
Systems, Inc.
Transaction Agent Mortgage
Identification Number:
1003445-0009050788-2
Lender/Broker/Mortgage
Originator: Iowa Bankers
Mortgage Corporation
Residential Mortgage Servicer:
Iowa Bankers Mortgage
Corporation
COUNTY IN WHICH
PROPERTY IS LOCATED:
Stearns
Property Address: 307 24th Ave
N, Saint Cloud, MN 56303
Tax Parcel ID Number:
82.45323.0000

LEGAL DESCRIPTION OF
PROPERTY: Lots 13 and 14,
Block 8, Central Park Addition
to St. Cloud, less and except the
South 46 feet of Lot 14, Stearns
County, Minnesota
AMOUNT DUE AND
CLAIMED TO BE DUE
AS OF DATE OF NOTICE:
\$183,661.50
THAT all pre-foreclosure
requirements have been
complied with; that no action or
proceeding has been instituted
at law or otherwise to recover
the debt secured by said
mortgage, or any part thereof;
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:
January 29, 2025 at 10:00 AM
PLACE OF SALE: County
Sheriff's office, Law
Enforcement Center, 807
Courthouse Square, St. Cloud,
Minnesota
to pay the debt secured by said
mortgage and taxes, if any, on
said premises and the costs
and disbursements, including
attorney fees allowed by law,
subject to redemption within
six (6) months from the date of
said sale by the mortgagor(s),
their personal representatives
or assigns.
If the Mortgage is not reinstated
under Minn. Stat. §580.30 or
the property is not redeemed
under Minn. Stat. §580.23,
the Mortgagor must vacate the
property on or before 11:59
p.m. on July 29, 2025, or
the next business day if July
29, 2025 falls on a Saturday,
Sunday or legal holiday.

Mortgagor(s) released from
financial obligation: NONE
THIS COMMUNICATION IS
FROM A DEBT COLLECTOR
ATTEMPTING TO
COLLECT A DEBT. ANY
INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.
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.
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 3, 2024
MORTGAGEE: Iowa Bankers
Mortgage Corporation
Wilford, Geske & Cook, P.A.
Attorneys for Mortgagee
7616 Currell Boulevard, Suite
200
Woodbury, MN 55125
(651) 209-3300
File Number: 055535-F1
H-50-6B

PUBLISHED: 01/16/25 Sauk Centre Herald

H-3-1B

2025 MINNESOTA CITY SUMMARY BUDGET STATEMENT FOR PUBLICATION

The purpose of this report is to provide summary 2024 budget information concerning the City of Sauk Centre to interested citizens. The budget is published in accordance with Minn. Stat. Sec. 471.6965. This budget is not complete; the complete budget may be examined at the City Hall in Sauk Centre. The City Council approved this budget on December 4, 2024.

Table with 3 columns: Revenues, 2024 Adopted Budget, 2025 Adopted Budget. Lists various revenue and expenditure items for the city.

ADVERTISEMENT FOR BIDS

Sealed bids will be received by the General Manager of Sauk Centre Public Utilities, located at the Utility Offices at 101 Main Street S, Sauk Centre, MN 56378 until 2:00 PM, on the 3rd day of February, 2025, for the construction of Electric Distribution Improvements - Phase 1B & Phase 2 for Sauk Centre Public Utilities, Sauk Centre, Minnesota. At said time and place, bids will be publicly opened and read aloud.

The proposed construction is described in general as follows:
The general nature of the work for which bids are being solicited includes the installation of underground electric distribution mainline and secondary circuits. The project also includes the installation of Owner-Furnished materials. The project consists of the approximate area:
Phase 1B: Includes south of Interstate-94. This is along 2nd Street starting at Beltline Road and extending east to Birch Street South, approximately sixteen blocks.
Phase 2B: Located on the east portion of town, starting at 2nd Street and extending to the high school. This encompasses approximately twenty-two blocks.

The above work shall be in accordance with the specifications and proposed form of contract now on file in the offices of, Sauk Centre Public Utilities, Sauk Centre, Minnesota, by this reference made a part hereof, as though fully set out and incorporated herein.

The Contractor and all subcontractors shall submit to the Owner a signed statement verifying compliance with each of the criteria described in the State of Minnesota "Responsible Contractor" law as codified in Minnesota Statute section 16C.285. See Instructions to Bidders for more details.

Contractors desiring a copy of the bidding documents for individual use may obtain them from www.questcdn.com. You may download the digital plan documents for \$22 by inputting the Quest project #9480298 on the website's Project Search page. Please contact QuestCDN.com at 952-233-1632 of info@questcdn.com for assistance in free membership registration, downloading, and working with this digital project information. An optional paper set of the proposal forms and specifications for individual use may be obtained from the office of the Engineer, DGR Engineering, 1302 South Union Street, PO Box 511, Rock Rapids, IA 51246, telephone: 712-472-2531, fax: 712-472-2710, email: dgr@dgr.com, upon payment of \$150, none of which is refundable.

All bids shall be made on proposal forms furnished by the Engineer and shall be accompanied by bid security in the form of a certified check or Bid Bond, made payable to Sauk Centre Public Utilities, in the amount of ten (10) percent of the bid, which security becomes the property of Sauk Centre Public Utilities in the event the successful bidder fails to enter into a contract and post satisfactory Performance and Payment Bonds.

The sealed envelope containing the bid shall be clearly marked "BID ENCLOSED - ELECTRIC DISTRIBUTION IMPROVEMENTS - PHASE 1B & PHASE 2" on the outside of the envelope.

Payment to the Contractor will be made on the basis of ninety-five (95) percent upon certification of work completed; five (5) percent within thirty-one (31) days after final completion and acceptance.

The construction shall be performed upon a Notice to Proceed issuance. Substantial Completion of the project shall be no later than Phase 1B: October 1, 2025 and Phase 2: October 1, 2026. See the "Construction Schedule" of the Technical Specifications for more details on construction timing requirements.

Sauk Centre Public Utilities reserves the right to defer acceptance of any bid for a period not to exceed thirty (30) days after the date bids are received and no bid may be withdrawn during this period. The Utilities also reserves the right to waive irregularities, reject any or all bids, and enter into such contract as it shall be deemed to be in the best interest of the Utility.

This advertisement is given by order of the Sauk Centre Public Utilities, Sauk Centre, Minnesota.
Dated this 7th day of January, 2025.

SAUK CENTRE PUBLIC UTILITIES
SAUK CENTRE, MINNESOTA
By /s/ Debbie Boyer
General Manager
H-3-2B

**PUBLIC NOTICES**  
**CERTIFICATE OF ASSUMED NAME**  
**Minnesota Statutes**  
**Chapter 333**

ASSUMED NAME: Advantage Chiropractic.  
PRINCIPAL PLACE OF BUSINESS IS: STE 92 32 32ND AVE S, SAINT CLOUD, MN 56301 USA.

APPLICANT(S): Advantage Chiropractic Center, P.A., 32 32ND AVE S, STE 92, SAINT CLOUD, MN 56301 USA.

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 Minnesota 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/ Alexander J. Babcock, D.C., President  
01/03/2025

H-3-2P

**CERTIFICATE OF ASSUMED NAME**  
**Minnesota Statutes**  
**Chapter 333**

ASSUMED NAME: SafeBasements.  
PRINCIPAL PLACE OF BUSINESS IS: 60335 U.S. HIGHWAY 12, LITCHFIELD, MN 55355.

APPLICANT(S): Vanterra Foundation Solutions, LLC, 60335 U.S. Highway 12, Litchfield, MN 56355.

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 Minnesota 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/ Kevin Coppersmith, Chief Executive Officer  
01/03/2025

H-3-2B

**West Union Township**  
**Absentee Filing Notice**

Absentee voting for the March board elections begins on February 3, 2024. Election day is March 11, 2025.

Location, dates, and time of availability as follows:

Location: St. Agnes School  
307 4th Ave. W  
Osakis, Mn

Dates: Every Monday, Wednesday,

and Thursday  
Time: 8:00 am – 4:00 pm  
Dates: Every Tuesday  
Time: 1:00 pm – 4:00 pm  
Dates: Every Friday  
Time: 8:00 am – 12:00 pm  
Saturdays and Evenings by Appointment by calling  
320-304-1014.

Sharon Marthaler, Clerk  
West Union Township

H-3-2B

**NOTICE OF MORTGAGE FORECLOSURE SALE**

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE: June 28, 2019

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$185,307.00

MORTGAGOR(S): Matthew J Weiman, a single adult

MORTGAGEE: St. Cloud Financial Credit Union

DATE AND PLACE OF RECORDING:

Recorded: July 3, 2019 Stearns County Recorder

Document Number: A1547075

ASSIGNMENTS OF MORTGAGE:

And assigned to: Mortgage Electronic Registration Systems, Inc., as nominee for Plaza Home Mortgage, Inc., its successors and assigns

Dated: June 28, 2019

Recorded: July 3, 2019 Stearns County Recorder

Document Number: A1547076

And assigned to: Nationstar Mortgage LLC

Dated: September 27, 2022

Recorded: October 11, 2022 Stearns County Recorder

Document Number: A1642413

And assigned to: U.S. Bank Trust National Association, not in its individual capacity, but solely in its capacity as owner

trustee of Citigroup Mortgage Loan Trust 2024-RP1

Dated: April 29, 2024

Recorded: April 29, 2024 Stearns County Recorder

Document Number: A1671187

Transaction Agent: Not Applicable

Transaction Agent Mortgage Identification Number: Not Applicable

Lender/Broker/Mortgage Originator: St. Cloud Financial Credit Union

Residential Mortgage Servicer: Select Portfolio Servicing, Inc.

COUNTY IN WHICH PROPERTY IS LOCATED: Stearns

Property Address: 51 Elm St N, Kimball, MN 55353

Tax Parcel ID Number: 60.34464.0000

LEGAL DESCRIPTION OF PROPERTY: The North 110 feet of Lot Thirteen (13) of Patten's First Addition to Kimball Prairie (now Kimball), according to the plat and survey thereof on file and of record in the Office of the County Recorder in and for Stearns County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$201,330.06

THAT all pre-foreclosure requirements have been complied with; that no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof;

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: January 29, 2025 at 10:00 AM

PLACE OF SALE: County Sheriff's office, Law Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota

to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorney fees allowed by law, subject to redemption within six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns.

If the Mortgage is not reinstated under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on July 29, 2025, or the next business day if July 29, 2025 falls on a Saturday, Sunday or legal holiday.

Mortgagor(s) released from financial obligation: NONE

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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.

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 3, 2024

MORTGAGEE: U.S. Bank Trust National Association, not in its individual capacity, but solely in its capacity as trustee of Citigroup Mortgage Loan Trust 2024-RP1

Wilford, Geske & Cook, P.A. Attorneys for Mortgagee

7616 Currell Boulevard, Suite 200 Woodbury, MN 55125 (651) 209-3300

File Number: 055613-F1

H-50-6B