

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

NOTICE OF MORTGAGE FORECLOSURE SALE 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

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 follow-

ing 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

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 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.

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

NOTICE OF MORTGAGE FORECLOSURE SALE

THE RIGHT TO VERIFICATION OF ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION. AMOUNT DUE AND CLAIMED TO BE DUE AS OF THE DATE OF NOTICE, INCLUDING TAXES AND COSTS, IF ANY, PAID BY MORTGAGEE: \$34,870.23. 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: March 12, 2025 at 10:00 o'clock a.m. PLACE OF SALE: Stearns County Sheriff's Office, 807 Courthouse Square, St. Cloud, MN 56303. TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) 605 South Lakeshore Drive, Suite 1000 Neil T. Nelson, Attorney for Mortgagee Glenwood, Minnesota 56334 (320) 634-4581 THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. H-4-6B

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 Stearns County Recorder Document Number: A1671187 Transaction Agent: Not Applicable Transaction Agent Mortgage Identification Number: Not Applicable

BIRCHDALE TOWNSHIP Notice of Public Accuracy Testing The public is welcome to observe the Public Accuracy Testing of Election Machines for the Birchdale Township Election. Testing will be held on Tuesday, February 6th at 1:00

PM. in the Election Room at the Main Street Government Center located at 347 Central Ave, Long Prairie, MN. Please contact the Township Clerk at 320-248-1841 or by email at jackiebauer@arvig.net with any questions. H-4-1B

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, Wednes-

day, 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: February 9, 2023 ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$25,255.48 With a maximum credit limit of \$30,820.00. MORTGAGOR: Tyler J. White MORTGAGEE: Eagle Bank DATE AND PLACE OF RECORDING: February 15, 2023 as Document number A1648832 in the office of the Stearns County Recorder. ASSIGNMENT OF MORTGAGE: None LEGAL DESCRIPTION OF PROPERTY: LOTS 15, 16, 17 & 18, BLOCK 1, ILLE'S ADDITION TO BROOTEN Street Address: 421 Western Ave N., Brooten, MN 56316 Transaction Agent: Eagle Bank Residential Mortgage Servicer: Eagle Bank Lender: Eagle Bank Mortgage Originator: Eagle Bank Mortgage Identification Number: N/A Tax Parcel Numbers: 46.28234.0000 and 46.28234.0500 COUNTY IN WHICH PROPERTY IS LOCATED:

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

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 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

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE The above referenced sale scheduled for January 29, 2025 at 10:00 AM has been postponed to March 4, 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 2, 2025 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-4-1B

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

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-4-1B

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: May 27, 2022
 ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$173,850.00
 MORTGAGOR(S): Bethany Belling and Jacob Belling, wife and husband
 MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Homeowners Financial Group USA, LLC, its successors and assigns
 DATE AND PLACE OF RECORDING: Recorded: June 8, 2022 Stearns County Registrar of Titles Document Number: T44858
 ASSIGNMENTS OF MORTGAGE: And assigned to: U.S. Bank National Association
 Dated: November 14, 2022
 Recorded: November 22, 2022 Stearns County Registrar of Titles
 Document Number: T45124
 Transaction Agent: Mortgage Electronic Registration Systems, Inc.
 Transaction Agent Mortgage Identification Number: 1003775-1300258767-8
 Lender/Broker/Mortgage Originator: Homeowners Financial Group USA, LLC
 Residential Mortgage Servicer: U.S. Bank National Association
 REGISTERED LAND, CERTIFICATE OF TITLE NUMBER: 10080
 COUNTY IN WHICH PROPERTY IS LOCATED: Stearns
 Property Address: 1703 10th Ave S, Saint Cloud, MN 56301-5677
 Tax Parcel ID Number: 82-44196-0000
 LEGAL DESCRIPTION OF PROPERTY: The South One-half (1/2) of Lots One (1) and Two (2) Block Two (2) ATWOOD ACRES less and except the following: The Westerly One Hundred Five (105) feet of the Southerly One-half (1/2) of Lot Two (2) Block Two (2) ATWOOD ACRES, according to the plat and survey thereof on file and of record in the office of the Registrar of Titles and for Stearns County, Minnesota
 AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$195,411.96
 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: March 13, 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 September 15, 2025, or the next business day if September 15, 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 16, 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: 053492-F2 H-4-6B

19-110981
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: December 23, 2016
 ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$108,787.00
 MORTGAGOR(S): Zachary P. Callahan, a single man
 MORTGAGEE: Mortgage Electronic Registration Systems, Inc.
 TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.
 MIN#: 1003763-0002709310-1
 LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Broker Solutions, Inc. dba New American Funding
 SERVICER: New American Funding, LLC
 DATE AND PLACE OF FILING: Filed December 27, 2016, Stearns County Recorder, as Document Number A1485700, thereafter modified by Loan Modification

Agreement recorded June 11, 2021 as Document Number A1605561
 ASSIGNMENTS OF MORTGAGE: Assigned to: Broker Solutions, Inc. d/b/a New American Funding; thereafter assigned to Mortgage Electronic Registration Systems, Inc.; thereafter assigned to Broker Solutions, Inc. d/b/a New American Funding; thereafter assigned to Mortgage Electronic Registration Systems, Inc.; thereafter assigned to Broker Solutions Inc. dba New American Funding; thereafter assigned to Mortgage Electronic Registration Systems, Inc.; thereafter assigned to New American Funding, LLC f/k/a Brokers Solutions, Inc. dba New American Funding
LEGAL DESCRIPTION OF PROPERTY:
 The North 66 feet of the South 99 feet of the West 166 feet of Lot 37, of Auditor's Subdivision of W 1/2 of Section 10 and NE 1/4 NE 1/4 of Section 9, Township 126, Range 34, Stearns County, Minnesota
PROPERTY ADDRESS: 731 Ash St S, Sauk Centre, MN 56378
P R O P E R T Y IDENTIFICATION NUMBER: 94.58006.0000
COUNTY IN WHICH PROPERTY IS LOCATED: Stearns
THE AMOUNT CLAIMED

NOTICE OF MORTGAGE FORECLOSURE SALE
 TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$114,712.63
 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: March 13, 2025, 10:00AM
 PLACE OF SALE: Sheriff's Main Office, Civil Division, Room S136, Law Enforcement Center, 807 Courthouse, St. Cloud, MN 56302
 to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorneys fees allowed by law, subject to redemption within 6 Months from the date of said sale by the mortgagor(s) the personal representatives or assigns.
TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property, if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 580.23,

is 11:59 p.m. on September 13, 2025, or the next business day if September 13, 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 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED."
 Dated: January 17, 2025
 New American Funding, LLC
 Assignee of Mortgagee
 LOGS Legal Group LLP
 Tracy J. Halliday - 034610X
 LOGS Legal Group LLP
 Attorneys for Mortgagee
 1715 Yankee Doodle Road, Suite 210
 Eagan, MN 55121
 (952) 831-4060
 THIS IS A COMMUNICATION FROM A DEBT COLLECTOR
 H-4-6B

PROBATE NOTICE
 STATE OF MINNESOTA
 COUNTY OF STEARNS
 DISTRICT COURT
 SEVENTH JUDICIAL DISTRICT
 Court File No: 73-PR-25-278

NOTICE OF AND ORDER FOR HEARING ON PETITION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS

In Re: Estate of Ruth Ann Searcy a/k/a Ruth A. Searcy a/k/a Ruth Searcy f/k/a Ruth Wehlage,

Decedent.
 It is Ordered and Notice is given that on February 28, 2025, at 8:45 a.m., a hearing will be held in this Court at 725 Courthouse Square, St. Cloud, Minnesota, on a petition for the formal probate of an instrument purporting to be the Decedent's Will dated March 6, 1991, and for the appointment of Michael A. Searcy, whose address is 409 7th Avenue South, Sartell, MN 56377, as personal representative of the Decedent's estate in an unsupervised administration.
 Any objections to the pe-

tion must be raised at the hearing or filed with the Court prior to the hearing. If the petition is proper and no objections are filed or raised, the personal representative will be appointed with the full power to administer the Decedent's estate, including the power to collect all assets; pay all legal debts, claims, taxes, and expenses; sell real and personal property; and to do all necessary acts for the Decedent's estate.

Notice is further given that, subject to Minn. Stat. § 524.3-801, all creditors having claims against the Decedent's estate are required to present the claims to the personal representative or to the Court within four (4) months after the date of this notice or the claims will be barred.

BY THE COURT
 /s/ Ellen L. Maas
 Judge of District Court
DRAFTED BY:
 Attorney Nicholas T. Adams, #0401142
 Pemberton Law
 203 22nd Avenue West
 Alexandria, MN 56308
 (320) 759-3143 (p)
 n.adams@pemlaw.com
 Our File No.: 2024-6076.444/cw
 This hearing will be held administrative and you are not required to appear.
 H-4-2B

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

CITY OF SAUK CENTRE NOTICE OF HRA BOARD OPENING

Notice is hereby given that the Sauk Centre City Council will accept nominations for an expired term on the Housing & Redevelopment Authority (HRA) Board. The length of term for this seat is five years, due to expire March 31st, 2025. Nominations will be accepted until Thursday, February 21, 2025, at 12:00 Noon. It is the intent of the City Council to fill this seat at their regular meeting of March 5, 2025.

To be considered for the HRA Board, you must be at least 21 years of age and reside within the City of Sauk Centre.

Proper nomination forms for this position can be obtained in the City Administrator's Office, 320 Oak Street South.

By Order of the City Council
 City Administrator Vicki M. Willer
 PUBLISH: January 23 & 30, 2025
 H-4-2B

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

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-3-2B

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 55355.

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