

SAUK RAPIDS-RICE INDEPENDENT SCHOOL DISTRICT NO. 47 SPECIAL BOARD MEETING Monday, January 6, 2025

A Special Board Meeting of the Sauk Rapids-Rice ISD 47 Board of Education was called to order by Chair Butkowski, Monday, January 6, 2025 immediately following the annual Organizational Meeting scheduled at 5:30 p.m. (CST).

ROLL CALL Members present included Butkowski, Dwyer, Hauck, Holthaus, Johnson, Loidolt, and Morse. Others present were Superintendent Bergstrom, Director of Business Services Fiereck, Director of Human Resources and Administrative Services Schoenherr, and Director of Teaching and Learning Boser.

ESTABLISHMENT OF A QUORUM Chair Butkowski asked Clerk Loidolt to affirm there was a quorum in attendance. Clerk Loidolt affirmed there was a quorum.

APPROVAL OF MEETING AGENDA A motion was made by Holthaus, seconded by Dwyer and unanimously carried to approve the meeting's "Agenda" as amended.

CONSENT AGENDA A motion was made by Dwyer, seconded by Morse and unanimously carried to approve the meeting's "Consent Agenda".

ACTION ADOPTION OF THE PROGRAM REDUCTION RESOLUTION

A motion was made by Hauck, seconded by Johnson and unanimously carried to adopt the annual resolution, which

provides official notice of the efforts of the district to balance next year's budget. This resolution provides authorization to make reductions, if state and/or federal funding is unexpectedly reduced.

APPROVAL OF THE SAUK RAPIDS-RICE PRINCIPALS ASSOCIATION (SRRPA) MASTER AGREEMENT FOR THE 2024 - 2026 SCHOOL YEAR

A motion was made by Holthaus, seconded by Hauck and unanimously carried to approve the SRRPA Master Agreement for the 2024 - 2026 school year. The Board of Education's Certified Staff Negotiations Committee and the SRRPA reached a tentative contract agreement on December 12, 2024 and the SRRPA ratified the agreement.

ADDENDUM ADOPTION OF THE RESOLUTION SUPPORTING THE ACTIVE TRANSPORTATION GRANT APPLICATION WITH THE CITY OF SAUK RAPIDS

A motion was made by Hauck, seconded by Morse and unanimously carried to adopt the resolution supporting the City of Sauk Rapids' application to the Active Transportation Program for the construction of the Mayhew Lake Road NE (CSAH 1) Trail Extension Program, which is needed for safety improvements for pedestrian traffic along Mayhew Lake Road.

ADJOURNMENT With no further business appearing before the Board, a motion was made by Morse, seconded by Dwyer and unanimously carried to adjourn the meeting at 6:19 p.m.

Respectfully submitted, Board of Education Clerk Sauk Rapids-Rice ISD 47

PUBLIC NOTICES

SECTION 00 11 13 ADVERTISEMENT FOR BIDS Sauk Rapids-Rice Middle School Fire Alarm Replacement 901 1st Street South Sauk Rapids, Minnesota 56379

Independent School District #47 will receive single prime sealed bids for Sauk Rapids-Rice Middle School Fire Alarm Replacement until 10:00 a.m. local time on February 25, 2025 at the Sauk Rapids-Rice Public Schools District Office, 1833 Osauka Road Northeast, Sauk Rapids, Minnesota 56379, at which time and place all bids will be publicly opened and read aloud.

Bidding documents, including the Proposal Form, Drawings and Specifications, will be on file at the Minnesota Builders Exchange; McGraw Hill Construction/Dodge Plan Center; Reed Construction; iSqFt Plan Room (St. Paul, MN), The Blue Book Building and Construction Network; and from PlanWell at: https://order.e-arc.com/arcEOC/x_project.asp?de=3D882D14-80DC-4FD0-A58C-A9736E92AD37

This project includes: Replacement of the existing fire alarm system.

American Reprographics Company, 4730 Park Glen Road, St. Louis Park, Minnesota 55416 (952) 697-8800, facsimile (952) 697-8803 will provide complete downloadable sets of the Bidding Documents to prospective bidders and subcontractors. The downloads will be available on or about January 31, 2025. A deposit check in the amount of \$25 made out to ARC for each set downloaded via the internet at https://www.e-arc.com/location/st-louis-park/ and clicking on the PlanWell icon, then the Public Plan Room icon, select Sauk Rapids-Rice Middle School Fire Alarm Replacement.

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

Bids may not be withdrawn within thirty (30) days after the scheduled time of opening bids, without the consent of the Owner. The Owner reserves the right to accept any bid or to reject any or all bids, or parts of such bids, and waive informalities or irregularities in bidding.

A pre-bid walkthrough will be held on February 14, 2025 at 10:00 AM. Attendance is not mandatory but is highly encouraged. Attendees are to enter the site from the east side of the building and meet at the loading dock area on the north side of the Middle School at 901 First Street South, Sauk Rapids, Minnesota 56379.

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

Board of Education Independent School District #47 END OF SECTION 00 11 13 R-5-2B

REVISED TIME

NOTICE OF TESTING OF OPTICAL SCAN SYSTEM AND DS450 CENTRAL COUNT TABULATOR INDEPENDENT SCHOOL DISTRICT NO. 47 (SAUK RAPIDS-RICE), MINNESOTA

NOTICE IS HEREBY GIVEN that Independent School District No. 47 (Sauk Rapids-Rice), Minnesota shall perform a public accuracy test of the optical scan voting system to be used in the district's February 11, 2025 special election.

The test shall be conducted at the District Office of Sauk Rapids-Rice Public Schools located at 1833 Osauka Road NE; Sauk Rapids, Minnesota on February 4, 2025 starting at 10:00 a.m.

The test is open to the public.

Please contact Christie Young or Amy Partch, Special

Election Administrators, at 320-253-4703 with any questions. NOTICE IS HEREBY GIVEN that the Benton County Auditor-Treasurer's Office (Foley), Minnesota shall perform a public accuracy test of the DS450 Central Count Tabulator to be used to tabulate absentee ballots for the district's February 11, 2025 special election.

The test shall be conducted at the Benton County Boardroom located at 531 Dewey Street; Foley, Minnesota on February 5, 2025 starting at 10:00 a.m.

The test is open to the public.

Please contact Christine Scherbing, Benton County Auditor-Treasurer, at 320-968-5006 with any questions. Dated: February 1, 2025.

BY ORDER OF THE SCHOOL BOARD /s/ Lisa Loidolt, Clerk R-5-1B

Minden Township Hall 2898 Golden Spike Road NE Sauk Rapids, MN. 563379

At which time voters will elect: Supervisor, (3 year term)

The annual meeting will commence after the polls close at approximately 8:15 to conduct all necessary business prescribed by law at the Minden Township Hall.

The Board of caucus will meet Tuesday March 11, 2025 immediately following the annual meeting at the: Minden Township Hall 2898 Golden Spike Rd. NE., Sauk Rapids, MN 56379

FR-5-1B

NOTICE OF MINDEN TOWNSHIP ELECTION, ANNUAL MEETING AND ELECTION OF OFFICERS

Notice is hereby given to the qualified voters of Minden Township, County of Benton, State of Minnesota, that the Annual Election of Town Officers and Annual own Meeting will be held Tuesday March 11, 2025. In case of inclement weather, the meeting and election will be postponed until the third Tuesday in March (March 18, 2025); if inclement weather also postpones that meeting and election, both will be held on the fourth Tuesday in March (March 25th)

The Election polls hours will be from 4:00p to 8:00 pm at:

REGULAR MEETING SAUK RAPIDS CITY COUNCIL SAUK RAPIDS GOVERNMENT CENTER, 250 Summit Ave N. Monday, January 13, 2025 6:00PM MINUTES

*Oath of Office: Swearing in of Jason Ellering as Mayor and Dottie Seamans and Clinton Holmgren as Councilpersons

Ross Olson, City Administrator, resided over the swearing in of Jason Ellering as Mayor and Dottie Seamans and Clinton Holmgren as Councilpersons.

1. Call to Order and Pledge of Allegiance

Mayor Jason Ellering called the meeting to order at 6:04pm. Members present: Clinton Holmgren, Dottie Seamans, Ellen Thronson, and Councilperson Nick Sauer (appointed and sworn in on 1/13/2025 as agenda item 10-B).

2. Additions or Changes to the Agenda

Ross Olson requested to add Approve Water Treatment Plant High Service Pump #4 Variable Frequency Drive (VF) Replacement as agenda item 9-H.

3. Approve the Agenda

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

4. Approve Minutes

A. 12-09-2024 Regular City Council Meeting Minutes Motion: Moved by Councilperson Thronson and seconded by Councilperson Holmgren to approve the 12-08-2024 Regular City Council Meeting Minutes. Motion carried unanimously.

B. 12-16-2024 Special City Council Meeting Minutes

Motion: Moved by Councilperson Seamans and seconded by Councilperson Thronson to approve the 12-16-2024 Special City Council Meeting Minutes. Motion carried unanimously.

5. Receive and File

NONE

6. Mayor's Communications

• Years of Service Recognition for Former Mayor Kurt Hunstiger-Mayor Ellering recognized Former Mayor Kurt Hunstiger for his 30 years of dedicated service to the City of Sauk Rapids. Former Mayor Hunstiger served on numerous boards and commissions prior to his tenure on the Sauk Rapids City Council. Mayor Ellering thanked Former Mayor Hunstiger for his commitment to the City of Sauk Rapids and presented him

with a plaque and his mayoral gavel.

• Congratulations to Councilpersons Seamans and Holmgren-Mayor Ellering congratulated Councilpersons Seamans for being re-elected to the City Council. He also congratulated and welcomed Councilperson Holmgren to the Sauk Rapids City Council.

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

Lori Shei and Brian Dahlke, noted that they own a handcrafted jewelry store located at 115 Division Street. Dahlke stated that they are having issues with parking on this section of the street. He also mentioned concerns with snow removal and storage in this location and its impact on parking. Dahlke proposed making this section of roadway a one-way, which would allow more parking on both sides of the street. He said that parking is not good in this location.

8. Public Hearings

NONE

9. Consent Agenda

A. Approve Hiring One New Probationary Employee for the Fire Department

B. Approve Boards and Commissions for 2025

C. Authorize the Replacement of One Outdoor Warning Siren and Update the Components Of One Outdoor Warning Siren

D. Approve Attendance to the 2024 MN State Fire Officer's School

E. Approve a Resolution in Support of an Active Transportation Infrastructure Program Grant Application for the Mayhew Lake Road NE (CSAH 1) Trail Extension Project

F. Approve Staff/Council Member Attendance to the 2025 EDAM Winter and Ehlers Winter Conference

G. Approve 2024 & 2025 Plumbing and Mechanical Contractor Licenses

H. Approve Water Treatment Plant High Service Pump #4 Variable Frequency Drive (VF) Replacement

Motion: Moved by Councilperson Thronson and seconded by Councilperson Holmgren to approve consent agenda items 9A-9H. Motion carried unanimously.

10. Regular Agenda

A. Sauk Rapids-Rice School District Community Referendum Update-Superintendent Brad Bergstrom

Sauk Rapids-Rice School District Superintendent, Brad Bergstrom, provided an update on the referendum that voters will be asked to vote on in the February 11, 2025 Special Election. Bergstrom stated that voters will decide on two separate, inde-

pendent ballot questions, which are:

1)New Early Childhood Center to replace the Hillside Facility and meet current and future enrollment needs

2)New Outdoor Activity Complex on the high school campus to replace the current stadium at Sauk Rapids-Rice Middle School

B. City Council Vacancy

Motion: Moved by Councilperson Seamans and seconded by Councilperson Thronson to declare a vacancy on the City Council with a term ending on December 31, 2026. Motion carried unanimously.

Motion: Moved by Councilperson Thronson and seconded by Councilperson Seamans to appoint Nick Sauer as City Councilperson for the two-year City Council term ending on December 31, 2026. Motion carried unanimously.

Ross Olson, City Administrator, resided over the swearing in of Nick Sauer as Councilperson. Councilperson Sauer then took a seat at the dais for the remainder of the meeting.

C. Flores Rental Appeal

Motion: Moved by Councilperson Thronson and seconded by Councilperson Sauer to allow Arnoldo and Carmen Flores to maintain their current rental for the property located at 122 6th Ave South until June 30th, 2026, on the condition that they apply for and be granted a valid rental license. Motion carried unanimously.

11. Other Staff Items

A. Christmas Tree Drop-Off at Compost Site Pete Eckhoff, Public Works Director, reported that 12 boxes of food was collected during the free Christmas tree drop off/food drive at the Sauk Rapids Compost Site.

12. Other Council Items and Communications

A. Thank you to RSVP volunteer-Mayor Ellering apologized for missing this announcement earlier in the meeting, but he said that he wanted to thank Retired Senior Citizen Volunteer, Ted Venske, for overseeing the broadcasting of tonight's meeting.

13. Approve List of Bills and Claims

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

14. Adjournment

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

Mayor Ellering adjourned the meeting at 7:09 pm.

R-5-

PUBLIC NOTICES

SAUK RAPIDS-RICE INDEPENDENT SCHOOL DISTRICT NO. 47 ANNUAL SCHOOL BOARD ORGANIZATIONAL MEETING MINUTES Monday, January 6, 2025

The 2025 Organizational Meeting of the Board of Education of Sauk Rapids-Rice Independent School District 47 was called to order by the 2024 Board Chair Butkowski on Wednesday, January 6, 2025 at 5:30 p.m. in the Boardroom of said district. Public Comment is not taken at the annual Organizational Meeting.

ROLL CALL

Members present included Butkowski, Dwyer, Hauck, Holthaus, Johnson, Loidolt, and Morse. Others present were Superintendent Bergstrom, Director of Business Services Fiereck, Director of Teaching and Learning Boser, and Director of Human Resources and Administrative Services Schoenherr.

CEREMONIAL OATH OF OFFICE

2024 Board Chair Butkowski administered the Ceremonial Oath of Office for Dwyer, Hauck, Morse and Butkowski who were elected 11.05.24.

ESTABLISHMENT OF A QUORUM

The 2024 Chair, Butkowski, asked the 2024 Clerk, Loidolt, to affirm there was a quorum in attendance. Clerk Loidolt affirmed there was a quorum.

APPROVAL OF MEETING AGENDA

A motion was made by Johnson, seconded by Morse and unanimously carried to approve the meeting's "Agenda".

ELECTION OF OFFICERS

Loidolt nominated Butkowski as School Board Chair. Hearing no further nominations, the recommendation was made to close nominations and a unanimous ballot was cast for Butkowski. Butkowski accepted the nomination and was appointed as 2025 School Board Chair. Chair Butkowski took over the remaining officer elections and Board meeting.

A motion was made by Loidolt, seconded by Hauck and was unanimously carried to appoint Butkowski as the 2025 School Board Chair.

Johnson nominated Hauck as School Board Vice Chair. Hearing no further nominations, the recommendation was made to close nominations and a unanimous ballot was cast for Hauck. Hauck accepted the nomination and was appointed as the 2025 School Board Vice Chair.

A motion was made by

Johnson, seconded by Holthaus and was unanimously carried to appoint Hauck as the 2025 School Board Vice Chair.

Dwyer nominated Loidolt as School Board Clerk. Hearing no further nominations, the recommendation was made to close nominations and a unanimous ballot was cast for Loidolt. Loidolt accepted the nomination and was appointed as the 2025 School Board Clerk.

A motion was made by Dwyer, seconded by Holthaus and was unanimously carried to appoint Loidolt as the 2025 School Board Clerk.

Morse nominated Holthaus as School Board Treasurer. Hearing no further nominations, the recommendation was made to close nominations and a unanimous ballot was cast for Holthaus. Holthaus accepted the nomination and was appointed as the 2025 School Board Treasurer.

A motion was made by Morse, seconded by Hauck and was unanimously carried to appoint Holthaus as the 2025 School Board Treasurer.

MEETING SCHEDULE – (DATES, TIMES, LOCATIONS)

January 6, 2025 Special Board Meeting immediately following the Organizational Meeting	July 21, 2025 Board Meeting / Listening Session
January 27, 2025 Board Meeting / Listening Session	August 4, 2025 Board Meeting
February 3, 2025 Work Session 5:30 p.m.	August 18, 2025 Board Meeting / Listening Session
February 18, 2025 (Tuesday) Board Meeting/ Listening Session	September 8, 2025 Board Meeting
March 10, 2025 Board Meeting	September 22, 2025 Board Meeting / Listening Session
March 24, 2025 Board Meeting / Listening Session	October 14, 2025 (Tuesday) Board Meeting at Rice Elementary School
April 7, 2025 Board Meeting	October 27, 2025 Board Meeting / Listening Session

April 28, 2025 Board Meeting / Listening Session	November 10, 2025 Board Meeting / Listening Session
May 5, 2025 Work Session 5:30 p.m.	November 24, 2025 Work Session 5:30 p.m.
May 19, 2025 Board Meeting / Listening Session	December 8, 2025 Board Meeting / Listening Session <i>Truth in Taxation</i>
June 16, 2025 Board Meeting / Listening Session	January 5, 2026 at 5:30 p.m. Organizational Meeting

Scheduling of Listening Sessions

January 27, 2025	April 28, 2025	July 21, 2025	October 27, 2025
February 18, 2025 (Tuesday)	May 19, 2025	August 18, 2025	November 10, 2025
March 24, 2025	June 16, 2025	September 22, 2025	December 8, 2025

A motion was made by Johnson, seconded by Dwyer and was unanimously carried to adopt the preceding 2025 School Board Meeting/Work Session, Listening Session dates, and meeting locations and times.

It was recommended that the Board meet at 6:00 p.m. unless otherwise noted. It was also recommended:

- that the Board continue to meet at 5:30 p.m. for Work Sessions;
- that Listening Session dates for 2025 be available for 5:00 p.m. in the District Office Curriculum Center upon request; and
- that the Board continue to meet in the District Office Boardroom located at Sauk Rapids-Rice High School for all meetings unless otherwise noted.

DEPOSITORIES

A motion was made by Johnson, seconded by Loidolt was unanimously carried to designate the following as official 2025 depositories for school district funds.

Bank Vista	Investments
Liquid Asset Fund	Savings account, investments
MN Trust	Investments
US Bank	Checking, scholarships, and deposit accounts
Wells Fargo Brokerage Service	Investments
BNY Mellon/Pershing	Bond proceed investments

ELECTRONIC FUND TRANSFER AUTHORIZATION

A motion was made by Morse, seconded by Holthaus and was unanimously carried to authorize the Superintendent and the Director of Business Services to make electronic transfers on behalf of the School District.

OFFICIAL NEWSPAPER

A motion was made by Hauck, seconded by Johnson and was unanimously carried to designate the Sauk Rapids Herald as the district's official newspaper for 2025.

LEGAL REPRESENTATION

A motion was made by Holthaus, seconded by Morse and was unanimously carried to designate Squires, Waldspurger, & Mace P.A. as the district's legal counsel for 2025, and to authorize the Superintendent, Director of Business Services, the Director of Human Resources and Administrative Services, and the district's Board of Education Chair to contact them on behalf of the School District and Board.

SCHOOL DISTRICT GENERAL RECORDS RETENTION SCHEDULE

A motion was made by Holthaus, seconded by Dwyer and unanimously carried to authorize continued adherence to the School District General Record Retention Schedule.

MEETING AGENDA FORMAT AND PROCEDURE

A motion was made by Johnson, seconded by Dwyer and was unanimously carried to accept the meeting and agenda format outlined in School Board Policy 203.5.

APPOINTMENT OF COMMITTEE AND LIAISON ASSIGNMENTS

A motion was made by Johnson, seconded by Dwyer and was unanimously carried to accept the appointments for the 2025 committee and liaison assignments.

ADJOURNMENT

With no further business appearing before the Board, a motion was made by Johnson, seconded by Loidolt and was unanimously carried to adjourn the meeting at 5:52 p.m.

Respectfully submitted,
Lisa Loidolt, Board of Education Clerk
Sauk Rapids-Rice ISD 47
R-5-1B

PUBLIC NOTICES**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 conditions of the following described mortgage:

DATE OF MORTGAGE: May 24, 2021

MORTGAGOR: Jessica Eberhardt, a single woman.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Bank of England, its successors and assigns.

DATE AND PLACE OF RECORDING: Recorded June 1, 2021 Benton County Recorder, Document No. 452739.

ASSIGNMENTS OF

MORTGAGE: Assigned to: M&T Bank. Dated November 16, 2023 Recorded November 17, 2023, as Document No. 469191.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 1004372-0000550511-7

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Bank of England

RESIDENTIAL MORTGAGE SERVICER: M&T Bank

MORTGAGED PROPERTY ADDRESS: 120 4th Avenue Southeast, Saint Cloud, MN 56304

TAX PARCEL I.D. #: 170029900

LEGAL DESCRIPTION OF PROPERTY: The North Half of Lots

NOTICE OF MORTGAGE FORECLOSURE SALE

19 and 20, Block 22 of East St. Cloud, Benton County, Minnesota.

COUNTY IN WHICH PROPERTY IS LOCATED: Benton

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$159,065.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$149,543.69

That prior to the commencement of this mortgage foreclosure proceeding Mortgagee/Assignee of Mortgagee complied with all notice requirements as required by statute; 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 27, 2025 at 10:00 AM

PLACE OF SALE: Benton County Sheriff's Office, 581 Highway 23 Northeast Foley, MN

to pay the debt then 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 six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns unless reduced to Five (5) weeks under MN Stat. §580.07.

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 29, 2025, unless that date falls on a weekend or legal holiday, in which case it is the next weekday, and unless the redemption period is reduced to 5 weeks under MN Stat. Secs. 580.07 or 582.032.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None
"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 24, 2025

M&T Bank Mortgagee/Assignee of

LIEBO, WEINGARDEN, DOBIE & BARBEE, P.L.L.P. Attorneys for Mortgagee/Assignee of Mortgagee

4500 Park Glen Road #300 Minneapolis, MN 55416 (952) 925-6888

37 - 25-001235 FC

IN THE EVENT REQUIRED BY FEDERAL LAW: THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

R-5-6B

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 conditions of the following described mortgage:

DATE OF MORTGAGE: December 20, 2019

MORTGAGOR: Gabriel T. Pageant, a married man.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Guaranteed Rate Affinity, LLC, its successors and assigns.

DATE AND PLACE OF RECORDING: Recorded January 16, 2020 Benton County Recorder, Document No. 440839.

ASSIGNMENTS OF MORTGAGE: Assigned to: Lakeview Loan Servicing,

LLC. Dated June 13, 2023 Recorded June 14, 2023, as Document No. 466549.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 101398219002510420

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Guaranteed Rate Affinity, LLC

RESIDENTIAL MORTGAGE SERVICER: Flagstar Bank, National Association

MORTGAGED PROPERTY ADDRESS: 208 8 1/2 Street North, Sauk Rapids, MN 56379

TAX PARCEL I.D. #: 190022400

LEGAL DESCRIPTION OF PROPERTY:

Lots Seven (7), Eight (8), and the North Half (N 1/2) of Lot Nine (9), all in Block

NOTICE OF MORTGAGE FORECLOSURE SALE

Twenty-one (21) in the Town (now City) of Sauk Rapids, according to the plat and survey thereof on file and of record in the office of the County Recorder in and for Benton County, Minnesota.

COUNTY IN WHICH PROPERTY IS LOCATED: Benton

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$171,816.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$173,297.09

That prior to the commencement of this mortgage foreclosure proceeding Mortgagee/Assignee of Mortgagee complied with all notice requirements as required by statute; 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 27, 2025 at 10:00 AM

PLACE OF SALE: Benton County Sheriff's Office, 581 Highway 23 Northeast Foley, MN

to pay the debt then 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 six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns unless reduced to Five (5) weeks under MN Stat. §580.07.

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 29, 2025, unless that date falls on a weekend or legal holiday, in which case it is the next weekday, and unless the redemption period is reduced to 5 weeks under MN Stat. Secs. 580.07 or 582.032.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None
"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 21, 2025

Lakeview Loan Servicing, LLC

Mortgagee/Assignee of Mortgagee

LIEBO, WEINGARDEN, DOBIE & BARBEE, P.L.L.P. Attorneys for Mortgagee/Assignee of Mortgagee

4500 Park Glen Road #300 Minneapolis, MN 55416 (952) 925-6888

92 - 25-001234 FC

IN THE EVENT REQUIRED BY FEDERAL LAW: THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

R-4-6B