

PUBLIC NOTICES

NOTICE OF MORTGAGE FORECLOSURE SALE

Date: January 28, 2025
NOTICE IS HEREBY GIVEN, that default has occurred in the conditions of the following described mortgage:
INFORMATION REGARDING MORTGAGE TO BE FORECLOSED
Date of Mortgage: December 2, 2022
Mortgagor: Higher Works Collaborative, a Minnesota Nonprofit Corporation
Mortgagee: Bremer Bank, National Association, a National Bank
Recording Information: Recorded on December 29, 2022, as Document A1646788 in the Office of the County Recorder, Stearns County, Minnesota.
Assignments of Mortgage, if any: None
INFORMATION REGARDING THE MORTGAGED PREMISES
Tax parcel identification number of the mortgaged premises: 82-45753-0000
Legal description of the mortgaged premises:
Lots 14 and the South 36 feet of Lot 15, Block 49, Central Park Addition to the City of St. Cloud, according to the recorded plat thereof on file and of record in the office of the County Recorder of Stearns County, Minnesota.
Check here if all or part of the described real property is Registered (Torrens): ☐
The physical street address, city, and zip code of the mortgaged premises: 402 33rd Avenue North, Saint Cloud, Minnesota 56303
OTHER FORECLOSURE DATA
The person holding the Mortgage: (check one)
☐ is a transaction agent, as defined by Minn. Stat. § 58.02, subd. 30.
The name(s) of the transaction agent, residential mortgage servicer, and the lender or broker, as defined in Minn. Stat. § 58.02 is/are: N/A.
[X] is not a transaction agent, as defined by Minn. Stat. § 58.02, subd. 30.
The name(s) of the residential mortgage servicer and the lender or the broker, as defined in Minn. Stat. § 580.02 is/are: Bremer Bank, National Association.
If the stated on the Mortgage, the name of the mortgage originator as defined in Minn. Stat. § 58.02, is Bremer Bank, National Association.
INFORMATION REGARDING

FORECLOSURE
The requisites of Minnesota Statutes, section 580.02 have been satisfied.
The maximum principal amount secured by the Mortgage is \$280,000.00.
At the date of this notice, the amount due on the Mortgage, including taxes, if any, paid by the holder of the Mortgage, is \$282,751.02.
Pursuant to the power of sale in the Mortgage, the Mortgage will be foreclosed, and the mortgaged premises will be sold by the Sheriff of Stearns County, Minnesota, at public auction, on March 19, 2025, 10:00 a.m., at the Stearns County Sheriff's Office, Law Enforcement Center, 807 Courthouse Square, St. Cloud, MN 56303.
The time allowed by law for redemption by Mortgagor or Mortgagor's personal representatives or assigns is (6) months after the date of sale.
16. Minnesota Statutes, section 580.04(b) provides, "If real estate is an owner-occupied, single-family dwelling, the notice must also specify the date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under section 580.30 or the property redeemed under section 580.23." If this statute applies, the time to vacate the property is 11:59 p.m. on September 19, 2025.
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.
Bremer Bank, National Association, Mortgagee
Name and address of Attorney for Mortgagee
Mychal A. Bruggeman (#345489)
Manty & Associates, P.A.
150 South Fifth Street, Suite 3125
Minneapolis, MN 55402
H5-6B

NOTICE OF RAYMOND TOWNSHIP BOARD OF AUDIT MEETING

Notice is hereby given that the annual Board of Audit meeting for Raymond Township, Stearns County will be held Tuesday, March 4, 2025 at 7:30 p.m. at the Padua Pub Back Room, 33945 Co. Rd. 18, Sauk Centre, MN.
Ginny Borgerclerk
Raymond Township Clerk
H-8-2B

West Union Township Board of Audit Meeting

West Union Township Board of Audit meeting will be held on Monday, February 24, 2025 at 6:30 pm at the fire hall in West Union.
The regular board meeting will follow immediately after the Board of Audit meeting.
Sharon Marthaler, Clerk
West Union Township
H-7-2B

Notice of Annual Election and Meeting Ashley Township

Notice is hereby given to qualified voters that the Annual Township Election and Meeting for Ashley Township will be held at the Sauk Centre Senior Center, 321 4th Street North, Sauk Centre, MN 56378 on Tuesday, March 11, 2025. The election polls will be open from 5 p.m. to 8 p.m. for the following purposes:
To elect one (1) Supervisor for a three-year term
The Annual Town Meeting will commence at 8:15 p.m. after polls close to conduct all necessary business as prescribed by law. The Board of Canvass will convene after the Annual Town Meeting. In case of bad weather, the meetings and election will be postponed until Tuesday, March 18, 2025, same time, and place. The Town Clerk's office at 43250 433rd Avenue will be open for Absentee Balloting on Saturday, March 8th, from 10:00 a.m. to 12:00 noon. Please call 320-266-6069 first.
Jessica Minette
Ashley Township Clerk
H-8-2B

SUMMONS

STATE OF MINNESOTA
COUNTY OF STEARNS
IN DISTRICT COURT
SEVENTH JUDICIAL DISTRICT
Court File Number: 73-CV-25-547
Quiet Title Action

Cindy L. Bodeker nka Cindy L. Gerdes, Gary B. Gerdes, And Sauk Centre Tire, LLC
Plaintiffs,

-vs-

William Dawson, John M. Apfeld, Bernard Meyer, David Meyer, Aloys Meyer, Leo Meyer, Alban Meyer, Henry Borgmann, August Wolter, J.C. Engelman, Jr., William J. Otte, Matthew D. Voller, James L. Kerfeld, State of Minnesota, acting by And through its Department of Transportation; Sauk Centre Tire and Alignment, LLC, and all other persons unknown claiming any right, title, estate, interest, or lien in the real estate described in the Complaint herein, Defendants.

SUMMONS

THE STATE OF MINNESOTA TO THE ABOVE-NAMED DEFENDANTS:

1. **YOUR ARE BEING SUED.** The Plaintiff has started a lawsuit against you. The Plaintiff's Complaint against you is attached to this Summons. Do no throw these papers away. They are official papers that affect your rights. You must respond to this lawsuit even though it may not yet be filed with the Court, and there may be no Court file number on this Summons.

2. **YOU MUST REPLY WITHIN 21 DAYS TO PROTECT YOUR RIGHTS.** You must give or mail to the person who signed this Summons a **written response** called and Answer within

21 days of the date on which you received this Summons. You must send a copy of your Answer to the person who signed this Summons at 16 First Street SE, Glenwood, MN 56334.

3. **YOU MUST RESPOND TO EACH CLAIM.** The Answer is your written response to the plaintiff's Complaint. In your Answer, you must state whether you agree or disagree with each paragraph of the Complaint. If you believe the Plaintiff should not be given everything asked for in the Complaint, you must say so in your Answer.

4. **YOU WILL LOSE YOUR CASE IF YOU DO NOT SEND A WRITTEN RESPONSE TO THE COMPLAINT TO THE PERSON WHO SIGNED THIS SUMMONS.** If you do not answer within 21 days, you will lose this case. You will not get to tell your side of the story, and the Court may decide against you and award the Plaintiff everything asked for in the Complaint. If you do not want to contest the claims stated in the Complaint, you do not need to respond. A Default Judgment can then be entered against you for the relief requested in the Complaint.

5. **LEGAL ASSISTANCE.** You may wish to get legal help from a lawyer. If you do not have a lawyer, the Court Administrator may have information about places where you can get legal assistance. Even if you cannot get legal help, you must still provide a written Answer to protect your rights or you may lose the case.

6. ALTERNATE DISPUTE

Ashley Township Notice of Board of Audit Meeting
Notice is hereby given to the residents of Ashley Township that the annual Board of Audit meeting for Ashley Township, Stearns County will be held Tuesday, March 4,

RESOLUTION. The parties may agree to or be ordered to participate in an alternative dispute resolution process under Rule 114 of the Minnesota General Rules of Practice. You must still send your written response to the Complaint even if you expect to use alternative means of resolving this dispute.

7. This lawsuit may affect or bring into question title to real property located in Douglas County, State of Minnesota, legally described as follows:
See Attached Exhibit "A"

Exhibit A

That part of the Southwest Quarter of the Northwest Quarter of Section 22, Township 126 North, Range 34 West, Stearns County, Minnesota described as follows:

Beginning at the northwest corner of Lot 1, Block One, MARSH VIEW, according to the recorded plat thereof on file and of record in the Office of the County Recorder, said Stearns County ;

thence on an assumed bearing of South 0 degrees 05 minutes 33 seconds West along the west line of said Lot 1, a distance of 250.00 feet to the southeast corner of said Lot 1;

thence North 89 degrees 54 minutes 27 seconds West parallel with the south line of SOUTHVIEW ADDITION, according to the recorded plat thereof on file and of record in the Office of the County Recorder, said Stearns County, a distance of 450.34 feet to the centerline of U.S. Highway No. 71;

2025, at 8:00 pm. at the Sauk Centre Senior Center, 321 4th Street North, Sauk Centre, MN 56378.

Jessica Minette
Ashley Township Clerk
H-8-1B

NOTICE OF MORTGAGE FORECLOSURE SALE

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.
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: 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: 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

thence North 0 degrees 19 minutes 19 seconds West along said centerline 250.01 feet to the westerly extension of said south line of SOUTHVIEW ADDITION;

thence South 89 degrees 54 minutes 27 seconds East along said westerly extension and said south line of SOUTHVIEW ADDITION 452.15 feet to the point of beginning.

Containing 2.59 acres, more or less. Subject to an existing U.S. Highway easement of record over the westerly portion thereof.

ALTERNATIVE DISPUTE RESOLUTION PROCESS

MINNESOTA STATUTE §543.22 REQUIRES US TO PROVIDE YOU WITH A STATEMENT CONTAINING INFORMATION ABOUT ALTERNATIVE DISPUTE RESOLUTION PROCESSES AS SET FORTH IN MINNESOTA GENERAL RULES OF PRACTICE (MGRP). PARTIES TO A CIVIL ACTION ARE ENCOURAGED TO ATTEMPT ALTERNATIVE DISPUTE RESOLUTION PURSUANT TO MINNESOTA LAW. ALTERNATIVE DISPUTE RESOLUTION INCLUDES MEDIATION, ARBITRATION, AND OTHER PROCESSES AS SET FORTH IN THE DISTRICT COURT RULES. YOU MAY CONTACT THE COURT ADMINISTRATOR ABOUT RESOURCES IN YOUR AREA. IF YOU CANNOT PAY FOR MEDIATION OR ALTERNATIVE DISPUTE RESOLUTION, IN SOME COUNTIES, ASSISTANCE MAY BE AVAILABLE TO YOU THROUGH A NONPROFIT PROVIDER OR A COURT PROGRAM.
Dated: January 21, 2025
JEFFREY KUHN LAW OFFICE
BY: /s/ Jeffrey D. Kuhn
Jeffrey D. Kuhn #0058907
Attorney for the Plaintiff
16 First Street SE.
Glenwood, Minnesota 56334
Phone (320) 634-4584
H-8-3B

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: January 14, 2025
MORTGAGEE: U.S. Bank National Association
NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE
The above referenced sale scheduled for February 20, 2025 at 10:00 AM has been postponed to April 1, 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: February 13, 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-8-1B

