

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:

FORECLOSURE
The requisites of Minnesota Statutes, section 580.02 have been satisfied.
The maximum principal amount secured by the Mortgage is \$280,000.00.

REGARDING MORTGAGE TO BE FORECLOSED

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.

REGARDING THE MORTGAGED PREMISES

The time allowed by law for redemption by Mortgagor or Mortgagor's personal representatives or assigns is (6) months after the date of sale.

OTHER FORECLOSURE DATA

The person holding the Mortgage: (check one)
[] is a transaction agent, as defined by Minn. Stat. § 58.02, subd. 30.

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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 not 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

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 North 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;

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

H-

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 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: The Westerly One Hundred Five (105) feet of the Southerly One-half (S1/2) of Lot Two (2) Block Two (2) ATWOOD ACRES, less and except the following: The Westerly One Hundred Five (105) feet 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

CITY OF SAUK CENTRE ADVERTISEMENT FOR BIDS

Electronic Bids will be received by the City of Sauk Centre, Minnesota, on the QuestCDN.com website via the VirtuBid electronic bidding application. Only electronic bids will be accepted for this project. Bids will be received on the QuestCDN.com website, until 10:00 A.M., CST on Thursday, March 6, 2025, at which time they will be opened electronically and reviewed for the furnishing of all labor, materials, and all else necessary for the following: 2025 CAPITAL IMPROVEMENTS PROJECT In general, work consists of the reconstruction of sanitary sewer, water main, services, storm sewer, and streets within a residential neighborhood. The Project consists of the following approximate quantities:

Table with 3 columns: Quantity, Unit, and Description. Includes items like 6,920 LIN FT 8" PVC Sanitary Sewer, 17 EACH Sanitary Sewer Structures, 8,350 LIN FT 6" & 8" PVC Water Main, etc.

In addition to other appurtenances including but not limited to: Removals, tree removal, fitting's, pavement markings, signs, erosion control measures, and restoration.

Complete digital Bidding Documents are available at www.questcdn.com by inputting QuestCDN eBidDoc #9539272 on the website's Project Search page.

Direct inquiries to Engineer's Project Manager, Keith Yapp, at (320) 529-4371.

The Engineer's Estimate of Construction Cost for this Project is \$6,000,000.

Bid Security in the amount of 5 percent of the amount of the Bid must accompany each Bid in accordance with the Instructions to Bidders.

For this project, the City will only accept online electronic bids through QuestCDN. To access the electronic bid, download the project documents and click on the online bidding button at the top of the advertisement. Prospective bidders must be on the plan holders list through QuestCDN for bids to be accepted.

The Owner reserves the right to retain the deposits of the 3 lowest Bidders for a period not to exceed 60 days after the date and time set for the Opening of Bids. No Bids may be withdrawn for a period of 60 days after the date and time set for the Opening of Bids.

The Owner reserves the right to reject any and all Bids, to waive irregularities and informalities therein, and further reserves the right to award the Contract to the best interests of the Owner. The successful bidder must be a "responsible contractor." The term "responsible contractor" means a contractor as defined in Minnesota Statutes, section 16C.285, subdivision 3. Any prime contractor, subcontractor, or motor carrier that does not meet the minimum criteria or fails to comply with the verification requirements is not a responsible contractor and is not eligible to be awarded a construction contract for the project or to perform work on the project. A prime contractor, subcontractor, or motor carrier that makes a false statement under oath verifying compliance with the minimum criteria will be ineligible to be awarded a construction contract on the project, and the submission of a false statement may result in termination of a contract awarded to a prime contractor, subcontractor, or motor carrier that submits the false statement. A prime contractor shall include in its verification of compliance a list of all of its first-tier subcontractors that it intends to retain for work on the project. Before execution of a construction contract, a prime contractor shall submit a supplemental verification under oath confirming that all subcontractor and motor carriers that the prime contractor intends to use to perform project work have verified to the prime contractor, through a signed statement under oath by an owner or officer, that they meet the minimum criteria for a responsible contractor. Vicki Willer City Administrator City of Sauk Centre, Minnesota H-7-2B

NOTICE OF MORTGAGE FORECLOSURE SALE

19-110981 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

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

NOTICE OF MORTGAGE FORECLOSURE SALE

THE RIGHT TO VERIFICATION OF 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: 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

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:

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

PROBATE NOTICE

STATE OF MINNESOTA COUNTY OF STEARNS SEVENTH JUDICIAL DISTRICT DISTRICT COURT PROBATE DIVISION Court File No: 73-PR-25-472

NOTICE OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS (INTESTATE)

Estate of Edwin Matthew Dockendorf, Decedent. Notice is given that an application for informal appointment of personal representative has been filed with the Registrar. No will has been presented for probate. The application has been granted. Notice is also given that the Registrar had informally appointed Marilyn J. Fuller, whose address is 822 Savanna Ave, #207, St. Cloud, Minnesota, 56303, as personal representative of the Estate of the Decedent. Any heir or other interested person may be entitled to appointment as personal representative or may object to the appointment of the personal representative. Unless objections are filed with the Court (pursuant to Minnesota Statutes section 524.3-607) and the Court otherwise orders, the

personal representative has full power to administer the Estate including, after 30 days from the date of issuance of letters, the power to sell, encumber, lease or distribute real estate.

Any objections to the appointment of the Personal Representative must be filed with this Court and will be heard by the Court after the filing of an appropriate petition and proper notice of hearing.

Notice is also given that (subject to Minnesota Statutes section 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. Dated: February 4, 2025 /s/ Lea Hippe Registrar

Dated: February 4, 2025 /s/ George Lock Court Administrator Attorney for Personal Representative 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-7-2B

MELROSE TOWNSHIP NOTICE OF ELECTION AND ANNUAL MEETING

Notice is hereby given to qualified voters that the Annual Township Election and Meeting will be held at the Town Hall, 41248 County Road 13, Melrose, MN on Tuesday, March 11, 2025. The election polls will be open from 4 p.m. to 8 p.m. for the purpose of electing: One Supervisor, seat 1, for the term of 3 years The Annual Meeting will begin at 8:15 p.m. after the polls close.

The Board of Canvass will convene following the Annual Meeting to certify the official election results.

In the event of inclement weather, the election and Annual Meeting will be held on March 18, 2025, at the above time and location.

The Town Hall will be open on Saturday, March 8, 2025 from 10:00 a.m. to 12:00 p.m. for absentee voting.

Cindy Willman Melrose Township Clerk PH-8-1B

SUMMONS AND NOTICE:

In the Matter of the Welfare of the Children of: Samantha Mae Slater, Mark Roepke Court File No.: 43-JV-25-19

A Petition to Terminate Parental Rights was filed on January 28, 2025, with Court Administration located at the McLeod County District Court, 830 11th ST. E. Glencoe, Minnesota 55336, seeking to permanently sever the parental rights of the above-named parents. Notice is hereby given that the matter of said Petition to Terminate Parental Rights will be called for an Admit/Deny Permanency Petition Hearing on March 10, 2025, at 8:30 a.m. before the McLeod County District Court located at 830 11th ST. E. Glencoe, Minnesota 55336. YOU ARE HEREBY SUMMONED AND REQUIRED TO APPEAR BEFORE THE COURT AT THE SCHEDULED TIME AND DATE where a hearing regarding the Petition and the best interests of the children will be held. You have the right to be represented by counsel. If you fail to appear at the

hearing, the Court may still conduct the hearing in your absence and the hearing may result in the Court granting the relief requested in the Petition which may include:

- (1) the parent's parental rights being permanently severed pursuant to a termination of parental rights petition; (2) permanent transfer of the child's legal and physical custody to a relative; (3) a finding that the statutory grounds set forth in the petition have been proved; and (4) and order granting the relief requested.

You may obtain a copy of the Petition and a statement of your rights and responsibilities from the McLeod County Court Administrator's Office. It is your responsibility to immediately notify the Court Administrator if your address changes. If you have any questions about this hearing or if you need further information, please contact McLeod County Court Administration. H-7-3B

SAUK CENTRE TOWNSHIP NOTICE OF ANNUAL MEETING AND ELECTION OF OFFICERS

Notice is hereby given to the qualified voters of Sauk Centre Township, County of Stearns, State of Minnesota, that the Annual Meeting and Election of Town Officers will be held on Tuesday, March 11, 2025. In case of inclement weather, the meeting and election will be postponed until March 18, 2025. The Annual Meeting will commence at 2:00pm to conduct

all necessary business as prescribed by law.

The Election poll hours will be open from 3:00pm until 8:00pm; at which time voters will elect one supervisor. The Annual Meeting and Election will be held at Magnifi Financial in Sauk Centre.

Missy Schirmers, clerk. H-8-2B