

PUBLIC NOTICES

NOTICE OF PUBLIC HEARING

NOTICE is hereby given that the City Council of the City of Sauk Rapids will meet in the Sauk Rapids Government Center—Council Chambers, 250 Summit Ave. N, Sauk Rapids, Minnesota 56379 at 6:00 p.m. on June 9, 2025, to conduct a public hearing for Liquor Licenses.

This public hearing is to consider an On-Sale Intoxicating License, Special Sunday License, Off-Sale 3.2 Beer License, and Seasonal Outdoor Sales within the City of Sauk Rapids for the License year of July 1, 2025 – June 30, 2026.

Any person wishing to express an opinion on the matter is invited to do so in writing or orally at the time of the public hearing. Inquiries should be directed to Dana Furman, City Clerk, at 320-258-5303 during normal working hours or to:

Sauk Rapids Government Center
250 Summit Ave N.
Sauk Rapids, MN 56379
R-20-1B

SUMMARY OF PUBLICATION
ORDINANCE No. 2025-830

The following is the official summary of Ordinance No. 2025-830 approved by the Sauk Rapids City Council on May 12, 2025:

AN ORDINANCE AMENDING CHAPTER 4, SECTION 4.11 OF THE CITY CODE REGULATING THE PERMITTING OF EXCAVATING CONTRACTORS WITHIN THE CITY'S RIGHT-OF-WAY. The Sauk Rapids City Council has adopted an amended ordinance administering and regulating the public rights of way in the public interest and providing for issuance and regulation of Right-of-Way permits.

A complete, printed copy of the ordinance is available for inspection by any person during regular office hours at the City Administrator's office

R-20-1B

SUMMARY OF PUBLICATION
ORDINANCE No. 2025-831

The following is the official summary of Ordinance No. 2025-831 approved by the Sauk Rapids City Council on May 12, 2025:

AN ORDINANCE ADOPTING CHAPTER 3, SECTION 3.03 OF THE CITY CODE REGULATING THE ADMINISTRATION AND REGULATION OF PUBLIC RIGHTS OF WAY AND THE UNDERGROUNDING OF FACILITIES IN THE RIGHT OF WAY BY USERS PROVIDING UTILITY SERVICE. The Sauk Rapids City Council has adopted an ordinance regulating the undergrounding of facilities in the public right of way to best protect public travel, the safety of surrounding improvements, and promote orderly development with the City.

A complete, printed copy of the ordinance is available for inspection by any person during regular office hours at the City Administrator's office

R-20-1B

Notice of Hearing on Improvement

TO WHOM IT MAY CONCERN:

Notice is hereby given that the City Council of Sauk Rapids will meet in the council chambers of the City Hall at 6:10 p.m. on June 9, 2025, to consider the making of 2026 2nd Avenue South Improvements No. SAUKR 176402, an improvement on 2nd Avenue South from 10th Street South to Searle Street Northeast, and the "side" streets of 10th Street South from Broadway Avenue South to 2nd Avenue South, 11th Street South from Broadway Avenue South to 2nd Avenue South, 12th Street South from Broadway Avenue South to 2nd Avenue South, 13th Street South from Broadway Avenue South to 2nd Avenue South, 14th Street South from Broadway Avenue South to 3rd Avenue South, and 9th Street South from 150 feet east of 2nd Avenue South to Lincoln Avenue South by Reconstruction of the Streets, Sidewalks, Drainage System, Water Main, Sanitary Sewer, and Street Lighting, pursuant to Minn. Stat. §§ 429.011 to 429.111. The area proposed to be assessed for such improvement is 2nd Avenue South from 10th Street South to Searle Street Northeast, and the "side" streets of 10th Street South from Broadway Avenue South to 2nd Avenue South, 11th Street South from Broadway Avenue South to 2nd Avenue South, 12th Street South from Broadway Avenue South to 2nd Avenue South, 13th Street South from Broadway Avenue South to 2nd Avenue South, 14th Street South from Broadway Avenue South to 3rd Avenue South, and 9th Street South from 150 feet east of 2nd Avenue South to Lincoln Avenue South. The estimated cost of the improvement is \$6,544,084.41. A reasonable estimate of the impact of the assessment will be available at the hearing. Such persons as desire to be heard with reference to the proposed improvement will be heard at this meeting.

Ross Olson
City Administrator
Published in Sauk Rapids Herald on May 17 and May 24, 2025.

R-20-2B

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: March 28, 2008

MORTGAGOR: Keith E. Olson and Tammy J. Lewandowski NKA Tammy J. Olson. Husband and Wife.

MORTGAGEE: Citicorp Trust Bank, fsb.

DATE AND PLACE OF RECORDING: Recorded April 7, 2008 Benton County Recorder, Document No. A356358.

ASSIGNMENTS OF MORTGAGE: Assigned to: TOWD Point Master Funding Trust, 2019-PMI. Dated April 3, 2019 Recorded April 5, 2019, as Document No. 434964. And thereafter assigned to: Firstkey Mortgage, LLC. Dated June 4, 2020 Recorded June 15, 2020, as Document No. 443514. And thereafter assigned to: Towd Point Mortgage Trust 2019-3, U.S. Bank National Association, as Indenture Trustee. Dated June 4, 2020 Recorded October 23, 2023, as Document No. 468848.

T R A N S A C T I O N AGENT: NONE

T R A N S A C T I O N AGENT'S MORTGAGE I D E N T I F I C A T I O N NUMBER ON MORTGAGE:

NOTICE OF MORTGAGE FORECLOSURE SALE

NONE LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Citicorp Trust Bank, fsb

R E S I D E N T I A L MORTGAGE SERVICER: Select Portfolio Servicing, Inc.

M O R T G A G E D PROPERTY ADDRESS: 253 Elm Drive, Foley, MN 56329

TAX PARCEL I.D. #: 130060800

LEGAL DESCRIPTION OF PROPERTY: LOT EIGHTEEN (18) IN BLOCK FOUR (4) OF FOLEY DEVELOPMENT PLAT IN THE CITY OF FOLEY, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE OR 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: \$136,800.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$ 97,305.63

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: June 17, 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 December 17, 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.

M O R T G A G O R (S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None

"THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S P E R S O N A L 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: April 17, 2025

U.S. Bank National Association, as Trustee 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 38 - 25-002888 FC

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

R-17-6B

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 conditions of the following described mortgage:

DATE OF MORTGAGE: October 31, 2022

MORTGAGOR: Richard E Schwartz, unmarried man.

M O R T G A G E E : Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Home Point Financial Corporation, its successors and assigns.

DATE AND PLACE OF RECORDING: Recorded December 1, 2022 Benton County Recorder, Document No. 464022.

ASSIGNMENTS OF MORTGAGE: Assigned to: Lakeview Loan Servicing, LLC. Dated March 20, 2025 Recorded March 20, 2025, as Document No. 476489.

T R A N S A C T I O N AGENT: Mortgage Electronic Registration Systems, Inc.

T R A N S A C T I O N

AGENT'S MORTGAGE I D E N T I F I C A T I O N NUMBER ON MORTGAGE: 100661190012434582

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Home Point Financial Corporation

R E S I D E N T I A L MORTGAGE SERVICER: LoanCare, LLC

M O R T G A G E D PROPERTY ADDRESS: 6705 135th Avenue Northeast, Foley, MN 56329

TAX PARCEL I.D. #: 020034100

LEGAL DESCRIPTION OF PROPERTY: The East 625 ft of the North 350 ft of the SE 1/4 of the SE 1/4 of Section 25, Township 37, Range 29, Benton County, Minnesota

COUNTY IN WHICH PROPERTY IS LOCATED: Benton

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$360,000.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$ 357,965.64

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: June 24, 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 December 24, 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.

M O R T G A G O R (S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None

"THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S P E R S O N A L 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: April 18, 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 100 - 25-002987 FC

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

R-17-6B

PUBLIC NOTICES

ADVERTISEMENT FOR BID

PROJECT IDENTIFICATION: Sealed bid proposals will be received in accordance with the construction contract documents, as prepared by GLTArchitects for:

Name of Project: Benton County Government Center

Address of Project: 531 Dewey Street, Foley, MN 56329

The work will be accomplished through multiple contracts with Benton County, with Contegrity Group Inc. acting as the Construction Manager. The following categories of work will be bid (subject to change): Earthwork/Utilities, Exterior Improvements, Concrete, Precast Concrete, Masonry, Structural Steel Erection, Carpentry, Roofing, Metal Wall Panels, Joint Sealants, Coiling/Sectional Doors, Folding Panel Partitions, Aluminum Windows/Doors & Glazing, Gypsum Board, Tile, Acoustical Treatments, Flooring, Painting, Window Treatments, Elevator, Fire Protection, Plumbing, HVAC, Controls, Testing/Adjusting & Balancing, and Elec./Comm./Electronic Safety and Security.

Material Only Categories: Steely Supply, Standard Doors/Frames/Hardware, and Specialties

BID TIME: Bids will be received at the office of Christine Scherbing, Auditor-Treasurer, 531 Dewey Street, Foley, MN 56329, until **2:00 PM on Thursday, May 29th, 2025**. All late bids received will be returned unopened to the submitter. **No faxed or electronic bids will be accepted.**

BID LOCATION: Sealed Bid Proposals for the Ben-

ton County Government Center construction work to be provided in accordance with the construction contract documents, as prepared by GLTArchitects, will be received at the office of Christine Scherbing, Auditor-Treasurer, 531 Dewey Street, Foley, MN 56329 until the date and time as stated above. Bids will then be publicly opened and read aloud. **No faxed or electronic bids will be accepted. Sealed bid envelopes shall be marked with the Bidder's Name and Category of Work being bid.**

EXAMINATION OF DOCUMENTS: Contract Documents for this construction work may be examined in the office of Christine Scherbing, Auditor-Treasurer, 531 Dewey Street, Foley, MN 56329, Minnesota Builder's Exchange, Builder's Exchanges listed: Albert Lea, Rochester, Southwest, Willmar, Fargo-Moorhead, Grand Forks, Aberdeen, and Sioux Falls Builder's Exchanges, Dodge Data and Analytics, and Construct Connect; GLTArchitects, 808 Courthouse Square, St. Cloud, MN 56303; and Contegrity Group, Inc., 101 First Street SE, Little Falls, MN 56345.

BID DOCUMENTS: Bid documents will be available to contractors on or about May 2nd. Documents can be ordered online from Contegrity Group, Inc by visiting their plan room at www.cgiplanroom.com. To order paper printed documents; a refundable plan deposit check in the amount of \$450.00 per printed set, made payable to Benton County and a separate non-refundable check in the amount of \$30.00 per set made payable to Contegrity Group, Inc. will be required for mailing

fees. **Electronic downloads of bidding documents can be acquired for free online.** No partial sets of bidding documents will be issued. Plan deposit will be returned upon receipt of all bidding documents returned in useable condition within (20) days after the date bids have been received. Plan documents are to be returned to Contegrity Group, Inc., 101 1st Street SE, Little Falls, MN 56345.

PRE-BID CONFERENCE: A pre-bid conference for all interested contractors will be held on **Tuesday, May 13th, 2025, at 10:00 AM** at the Benton County Government Center-Board Room, 531 Dewey Street, Foley, MN 56329.

BID SECURITY: Each bid shall be accompanied by a certified check, cashier's check, or corporate surety bond in an amount equal to five (5%) percent of the base bid, as bid security.

If awarded a contract, each successful Bidder shall be required to furnish both Performance and Payment Bonds covering faithful performance of the contract and the payment of all obligations arising under such contract. Such bonds shall be the latest edition of the AIA Document A312, in the amount equal to 100% payment.

Benton County reserves the right to reject any or all bids received and to waive any informalities and irregularities in the bidding.

Bids may not be withdrawn or modified within forty-five (45) days after the closing time and date.

R-18-3B

**REGULAR MEETING
SAUK RAPIDS CITY COUNCIL
SAUK RAPIDS GOVERNMENT CENTER,
250 Summit Ave N.
Monday, April 28, 2025
6:00PM
MINUTES**

1. Call to Order and Pledge of Allegiance

Mayor Jason Ellering called the meeting to order at 6:00pm. Members present: Nick Sauer, Dottie Seamans, Ellen Thronson, and Clinton Holmgren.

2. Additions or Changes to the Agenda

Adam Ripple requested to add Approve Separation Agreement and Accept Resignation of Police Officer as agenda item 9-H.

3. Approve the Agenda

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

4. Approve Minutes

A. 4-14-2025 Regular City Council Meeting Minutes

Motion: Moved by Councilperson Thronson and seconded by Councilperson Seamans to approve the 4-14-2025 Regular City Council Meeting Minutes. Motion carried unanimously

5. Receive and File

NONE

6. Mayor's Communications

• Swearing in of Sauk Rapids Police Officer Cerrano

Moore-Mayor Ellering and Police Chief, Perry Beise, presided over the swearing in of Sauk Rapids Police Officer Cerrano Moore. Chief Beise noted that Officer Moore worked his first shift on his own after finishing multiple months of on-the-job training.

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

Don Girtz, 3135 Quarry Road NE, stated that his step-daughter lives on the property located at 3135 Quarry Road NE. He stated that the property in question is adjacent to the City's Compost Site. Girtz said that his daughter's step-father, Frank Hubin, has been maintaining the property for some time. He stated that he had been in discussions with Ross Olson, City Administrator, about his desire to potentially rent, lease, or even buy the strip of land that they had been maintaining.

8. Public Hearings

NONE

9. Consent Agenda

A. Approve and Authorize Amusement Permit for The Great Pages Circus

B. Approve Beltline Transportation Project Cost-Sharing Agreement

C. Approve Awarding the 2025 CSAH 3 (Second Street North) Roundabout Pedestrian Crossing Safety Improvements Project

D. Approve a Resolution Approving the Active Transportation (AT) Grant Agreement for the 2025CSAH 3 (Second Street North) Roundabout Pedestrian Crossing Safety Im-

provements Project

E. Approve Awarding the 2025 Overlay and 2025 Highview Area Street and Utility Improvements Project

F. Approve 2025 Plumbing and Mechanical Contractor Licenses

G. Approve and Adopt Resolution Approving Temporary On-Sale Liquor Licenses for the Benton County Agricultural Society

H. Approve Separation Agreement and Accept Resignation of Police Officer

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

10. Regular Agenda

NONE

11. Other Staff Items

12. Other Council Items and Communications

NONE

13. Approve List of Bills and Claims

Motion: Moved by Councilperson Seamans and seconded by Councilperson Holmgren 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 6:16pm.

R-20-1B