

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: January 25, 2012

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$84,400.00

MORTGAGOR(S): Benjamin P Wick, a single person

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Bremer Bank National Association, its successors and assigns

DATE AND PLACE OF RECORDING: Recorded: January 31, 2012 Stearns County Recorder

Document Number: A1360998

ASSIGNMENTS OF MORTGAGE: And assigned to: U.S. Bank National Association

Dated: January 2, 2024

Recorded: January 3, 2024 Stearns County Recorder

Document Number: A1665922

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number: 1000739-8140678555-1

Lender/Broker/Mortgage

Originator: Bremer Bank National Association

Residential Mortgage Servicer: U.S. Bank National Association

COUNTY IN WHICH PROPERTY IS LOCATED: Stearns

Property Address: 232 24th Avenue N, St Cloud, MN 56303

Tax Parcel ID Number: 82.47029.0000

LEGAL DESCRIPTION OF PROPERTY: Lot 21, Block 1, Forest's Addition to St. Cloud, Stearns County, State of Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$64,030.03

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: July 01, 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 January 02, 2026, or the next business day if January 02, 2026 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: May 9, 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: 054636-F2

H-20-6B

PUBLIC NOTICES

PROBATE NOTICE

STATE OF MINNESOTA

COUNTY OF STEARNS

DISTRICT COURT

SEVENTH JUDICIAL DISTRICT

Court File No: 73-PR-25-3694

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 Betty Lou Evers a/k/a Betty L. Evers a/k/a Betty Evers,

Decedent.

It is Ordered and Notice is given that on June 13, 2025, at 8:45 AM, 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 July 18, 2001, and for the appointment of Connie K. Ibeling, whose address is 630 3rd Avenue Northwest, Melrose, Minnesota, as personal representative of the Decedent's estate in an unsupervised administration.

Any objections to the petition 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 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.

This hearing will be held administratively and your appearance is not required at this hearing unless any objections are filed prior to the hearing. If there is an objection to this petition, you will be notified of another hearing date and time.

BY THE COURT

Dated: May 8, 2025

/s/ Antoinette C. Wetzel

Judge of District Court

Dated: May 8, 2025

/s/ George Lock

Court Administrator

Attorney Nicholas T. Adams, #0401142

Pemberton Law

203 22nd Avenue West

Alexandria, MN 56308

(320) 759-3143 (p)

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n.adams@pemlaw.com (e)

Our File No.: 2025-6010.444/cw

H-20-2B

City of Sauk Centre
Notice of Public Hearing
Variance Request

Notice is hereby given that the Sauk Centre City Council s will conduct a public hearing on Wednesday, June 4, 2025, or shortly thereafter as practical, in the Council Chambers of City Hall, to consider a variance, on behalf of RLF Holdings, LLC.

Property Location: 651 Lincoln Loop, Sauk Centre, Minnesota 56378

Parcel number: 94.58937.0039

Legal Description: Pt of Lot 10, Blk 3 of Sauk Centre Industrial Park according to the plat and survey thereof on file and of record in the Stearns County Recorder's Office, Stearns County, Minnesota.

A variance is sought for relief from the dimensional standards according to §96.020 Curb Cut Standards and Driveway Access Approval.

The request is to allow up to a 50' curb cut and driveway where the maximum allowed is 36' in a Commercial Zoning District.

Any persons having an interest in this matter will have the opportunity to be heard. Written comments will be accepted until the time of hearing.

//Vicki Willer//
City Administrator

Published in the Sauk Centre Herald on Thursday, May 22, 2025

H-21-1B

CERTIFICATE OF ASSUMED NAME
Minnesota Statutes
Chapter 333

ASSUMED NAME: Mobile Gold Properties.

PRINCIPAL PLACE OF BUSINESS IS: 10160 AUGUSTA DR, SAUK CENTRE, MN 56378 USA.

APPLICANT(S): Mobile Gold Enterprises LLC, 10160 AUGUSTA DR, SAUK CENTRE, MN 56378M 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/ Matthew E J Hill

05/07/2025

H-20-2B