# Public Notices

Office of the County Auditor

NOTICE OF EXPIRATION OF REDEMPTION

County of Steams, State of Minnesota.

To all persons interested in the lands hereinafter described:

You are notified that the purcels of land described in this notice and located in the county of Steams, state of Minnesota, are subject to forfeiture to the state of Minnesota because of nonpayment of delinquent property taxes, special assessments, penalties, interest, and costs levied on those parcels. The time for redemption from forfeiture expires if a redemption is not made by the later of (1) (0) days after service of this notice on all persons having an interest in the lands of record at the office of the county recorder or registrar of titles, or (2) by the second Monday in May. The redemption must be made in my office.

IMPORTANT: If the parcels forfeit, they will be sold. If the proceeds from the sales exceed the total amount of the delinquent taxes, special assessments, penalties, interest, and costs assigned to those parcels, you may be entitled to the excess proceeds from the sale. If there are excess proceeds, you will be notified and must submit the claim form included with the notification in order to receive the

there are exc proceeds	ess proceeds, you will be no	stified and must submit	the claim form included with the notification in order to	receive the
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			LITTLE STRUCT Summandane LINE VALUE OF BOOK BY	271.000.0	

That the time for redomption of said lands from said sale will expire 60 days after service of statics and the filling of preof thereof in my office as provided by law

Witness my hand and official real this Wh



(Publish November 26 & December 3, 2024)

Notice is hereby given that a public hearing will be held before the Cold Spring Planning Commission on Wednesday, December 18, 2024 to consider the following proposed ordinance.

#### City of Cold Spring PROPOSED ORDINANCE NO. 417 AN ORDINANCE OF THE CITY OF COLD SPRING TO REGULATE CANNABIS BUSINESSES

THE CITY COUNCIL OF THE CITY OF COLD SPRING, STEARNS COUNTY, MINNESOTA HEREBY ORDAINS:

SUBDIVISION 1. Section 4, Zoning Districts, Subdivision 6, Land Use Descriptions shall be amended by adding the language underlined below.

#### I. Cannabis Uses

Unless otherwise noted in this section, words and phrases contained in Minn. Stat. 342.01 and the rules promulgated pursuant to any of these acts, shall have the same meanings in this ordinance.

SUBDIVISION 2. Section 4, Zoning Districts, Subdivision 8, Use Table shall be amended by adding the language underlined below.

L. CANNABIS USES:	R-1	R-2	R-3	C-1	C-Z	C-3	RF	1-1	1-2
1. Lower Potency Product Retail Sales	N	N	N	P	E	5	Р	P	P
2. Cannabis & Hemp Retail Sales	N	N	N	P	Ľ	P	Б	L	F.
3. Cannabis & Hemp Cultivation	N	N	N	N	N	N	N	T.	E
4. Cannabis, Hemp, & Lower Potency Product Manufacturing	N	N	N	И	Й	N	И	Б	E
5. Cannabis & Hemp Wholesaler	N	N	N	N	N	N	N	P	E
6. Cannabis Transportation or Delivery	N	N	N	N	N	N	N	P	P
7. Cannabis Testing Facility	N	N	N	N	N	N	N	P	P

SUBDIVISION 3. This ordinance shall be in full force and effect upon its passage and subsequent

PASSED AND ADOPTED by the City Council of the City of Cold Spring, Minnesota, this 23<sup>rd</sup> day of December, 2024.

SIGNED:

WITNESSED:

Dave Heinen, Mayor

Kris Dockendorf, City Administrator (Publish December 3, 2024)

#### NOTICE OF VOLUNTARY **MORTGAGE** FORECLOSURE SALE

NOTICE IS HEREBY GIVEN: Default has occurred in the conditions of the following described mortgage:

November 15, 2022

Properties of Central Minnesota, LLC and Erin Kissner

MORTGAGEE: 21st Century Bank

DATE AND PLACE OF **RECORDING:** Office of the County, Minnesota, on November 29, 2022, as Document No. A1645196

### TY ADDRESSES:

Parcel 1: 920 3rd St. N, Waite Park, MN 56387 Parcel 2: 1312 1st St. N., St. lows: Cloud, MN 56301

TAX PARCEL I.D. NOS. Parcel 1: 98:61000.0000

Parcel 2: 82:46338.0000 LEGAL DESCRIPTIONS

**OF PROPERTY:** 

Lots Five (5) and Six (6), said Block 7; thence Easterly

Block Eleven (11), Townsite of along the Northerly boundary Minnesota.

Parcel 2

All that part of Block Seven Town (now City) of St. Cloud, Stearns County, Minnesota, described as follows: beginning DATE OF MORTGAGE: at a point on the Northwesterly Block 7, a distance of 45 feet; boundary line of said Block 7, 30 feet Southwesterly from the MORTGAGOR: MKKE Northeast corner of Lot 9, in ning and there terminating. said Block 7; thence Northeasterly along the Northwesterly boundary of said Block 7, a distance of 45 feet; thence South-Southwesterly boundary line of the Town (now City) of St. said Block 7 a distance of 132 feet to the Southeasterly line of County Recorder for Stearns Lot 7 in said Block; thence Southwesterly along the Southeasterly line of Lots 7 and 8, in Stearns County said Block 7, a distance of 45 feet; thence Northwesterly a MORTGAGED PROPER- distance of 132 feet to the point AMOUNT OF MORTGAGE: of beginning and there termi- \$775,000.00 nating.

Formerly described as fol-

Stearns County, Minnesota, \$781,955.35 described as follows: Beginning at a point on the Northerly boundary line of said Block 7, 30 feet Westerly from the Northeast corner of Lot 9, in

Waite Park, Stearns County, of said Block 7, a distance of 45 feet; thence Southerly and parallel to the Westerly boundary line of said Block 7 a distance (7), in Cram's Addition to the of 132 feet to the Southerly line of Lot 7 in said Block; thence Westerly along the Southerly line of Lots 7 and 8, in said thence Northerly a distance of 132 feet to the point of begin-Said tract being also described as the Westerly 15 feet of Lots 7 and 10, and the Easterly 30 feet of Lots 8 and 9, all in easterly and parallel to the Block 7, in Cram's Addition to Cloud

> COUNTY IN WHICH PROPERTY IS LOCATED:

> ORIGINAL PRINCIPAL

AMOUNT DUE AND CLAIMED TO BE DUE AS All that part of Block 7, in OF DATE OF NOTICE, IN-Cram's Addition to the Town CLUDING TAXES, IF ANY, (now City) of St. Cloud, PAID BY MORTGAGEE:

> **Public Notices** continued on page 13

### **Public Notices**

continued from page 12

This mortgage foreclosure is being conducted in accordance with the terms and conditions of that certain Voluntary Foreclosure Agreement dated September 13, 2024, and recorded on October 22, 2024 as Document No. A1681009 in the office of the County Recorder, Stearns County, Minnesota.

Each holder of a junior lien may redeem in the order and manner provided in Minnesota Statues Section 582.32, subd. 9, but only if before the end of the mortgagor's redemption period under Minnesota Statues Section 582.32, subd. 5(d) the creditor files with the county recorder or registrar of titles of each county where the real estate is located, a notice of intention to redeem. If a junior creditor fails to timely file a notice of intention to redeem as provided in this subdivision, or fails to redeem, its lien on the real estate is extinguished.

No action or proceeding at law is now pending to recover the debt secured by the Mortgage, or any part thereof, and the Mortgagor has not been released from liability on the Mortgage. The holder of the Mortgage has complied with all conditions precedent to acceleration of the debt secured by the Mortgage and foreclosure of the Mortgage, and all notice and other requirements of applicable statutes.

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: Tuesday, December 31, 2024, at 10:00 am.

PLACE OF SALE: Stearns County Sheriff's Office, 807 Courthouse Square, St. Cloud, Minnesota 56302.

Dated: November 4, 2024

### **GREENSTEIN SELLERS**

By: /s/ Jacob B. Sellers Jacob B. Sellers (#348879) 825 Nicollet Mall **Suite 1648** Minneapolis, MN 55402 jacob@greensteinsellers.com (612) 345-7492

Attorneys for 21st Century Bank

(Pub. Nov. 12 - Dec. 3, 2024)

#### NOTICE OF VOLUNTARY MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN: Default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE: November 15, 2022

MORTGAGOR: MKKE Properties of Central Minnesota, LLC and Erin Kissner

MORTGAGEE: 21st Century Bank

#### DATE AND PLACE OF RECORDING: Office of the County Recorder for Stearns County, Minnesota, on November 29, 2022 as Document Number A1645198

### MORTGAGED PROPER-TY ADDRESSES:

Parcel 1: 920 3rd St. N, Waite Park, MN 56387 Parcel 2: 1312 1st St. N., St. Cloud, MN 56301

TAX PARCEL I.D. NOS. Parcel 1: 98:61000.0000 Parcel 2: 82:46338.0000

#### LEGAL DESCRIPTIONS **OF PROPERTY:**

Parcel 1 Lots Five (5) and Six (6), Block Eleven (11), Townsite of Waite Park, Stearns County, Minnesota.

Parcel 2 All that part of Block Seven (7), in Cram's Addition to the Town (now City) of St. Cloud, Stearns County, Minnesota, described as follows: beginning at a point on the Northwesterly boundary line of said Block 7, 30 feet Southwesterly from the Northeast corner of Lot 9, in said Block 7; thence Northeasterly along the Northwesterly boundary of said Block 7, a distance of 45 feet; thence Southeasterly and parallel to the Southwesterly boundary line of said Block 7 a distance of 132 feet to the Southeasterly line of Lot 7 in said Block; thence

Southwesterly along the South-

easterly line of Lots 7 and 8, in

said Block 7, a distance of 45

feet; thence Northwesterly a

distance of 132 feet to the point

of beginning and there termi-

Formerly described as fol-

All that part of Block 7, in Bank Cram's Addition to the Town (now City) of St. Cloud, Stearns County, Minnesota, described as follows: Beginning at a point on the Northerly boundary line of said Block 7, 30 feet Westerly from the Northeast corner of Lot 9, in said Block 7; thence Easterly along the Northerly boundary of said Block 7, a distance of 45 feet; thence Southerly and parallel to the Westerly boundary line of said Block 7 a distance of 132 feet to the Southerly line of Lot 7 in said Block; thence Westerly along the Southerly line of Lots 7 and 8, in said Block 7, a distance of 45 feet; thence Northerly a distance of 132 feet to the point of beginning and there terminating. Said tract being also described as the Westerly 15 feet of Lots 7 and 10, and the Easterly 30 feet of Lots 8 and 9, all in Block 7, in Cram's Addition to the Town (now City) of St.

#### COUNTY IN WHICH PROPERTY IS LOCATED: Stearns County

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$350,000.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, IN-CLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$312,941.10

This mortgage foreclosure is being conducted in accordance with the terms and conditions of that certain Voluntary Foreclosure Agreement dated September 13, 2024, and recorded on October 22, 2024 as Document No. A1681008 in the office of the County Recorder, Stearns County, Minnesota.

Each holder of a junior lien may redeem in the order and manner provided in Minnesota Statues Section 582.32, subd. 9, but only if before the end of the mortgagor's redemption period under Minnesota Statues Section 582.32, subd. 5(d) the creditor files with the county recorder or registrar of titles of each county where the real estate is located, a notice of intention to redeem. If a junior creditor fails to timely file a notice of intention to redeem as provided in this subdivision, or fails to redeem, its lien on the real estate is extinguished.

No action or proceeding at law is now pending to recover the debt secured by the Mort gage, or any part thereof, and the Mortgagor has not been released from liability on the Mortgage. The holder of the Mortgage has complied with all conditions precedent to acceleration of the debt secured by the Mortgage and foreclosure of the Mortgage, and all notice and other requirements of applicable statutes.

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: Thursday, December 19, 2024, at 10:00 am.

PLACE OF SALE: Stearns County Sheriff's Office, 807 Courthouse Square, St. Cloud, Minnesota 56302.

By: /s/ Jacob B. Sellers Jacob B. Sellers (#348879) 825 Nicollet Mall Suite 1648 Minneapolis, MN 55402

Melanie Walz

jacob@greensteinsellers.com  $(612)\ 345-7492$ 

Attorneys for 21st Century

(Pub. Nov. 12 - Dec. 3, 2024)

STATE OF MINNESOTA

STEARNS COUNTY

DISTRICT COURT 7TH JUDICIAL DISTRICT **Court File Number:** 73-JV-24-7120 Case Type: **CHIPS** - Permanency

**Summons and Notice Termination of Parental** Rights Matter (CHP-115)

In the Matter of the Welfare of the Child(ren) of:

Victoria Rose Gomez-Noriega (Mother)

and

Efrain Ramierz-Godoy (Father)

NOTICE TO: Victoria Rose Gomez-Noriega (Mth), Above-named parent(s) or legal custodian(s).

- 1. A Termination of Parental Rights Petition has been filed in the Juvenile Court alleging that parental rights of the above-named parent(s) or legal custodian(s) to the child(ren) named in the petition should be permanently severed.
- 2. This is your notice that this Termination of Parental Rights case is scheduled for a remote hearing before the Juvenile Court located at 725 Courthouse Square Room 134 St. Cloud MN 56303, on January 06, 2025 at 11:15 AM or as soon after as the case can be heard. Please contact court administration to get the remote hearing information.
- 3. YOU ARE ORDERED to appear before the Juvenile Court at the scheduled time and date.
- 4. You have a right to be represented by counsel.
- 5. If you fail to appear at the hearing, the Court may still conduct the hearing and grant appropriate relief, including permanently severing the parental rights of the above- named parent(s) or legal custodian(s) or taking permanent custody of the child(ren) named in the Peti-

Dated November 13, 2024

BY: Tessa S. Stearns County Court Administration 725 Courthouse Square Room 134St. Cloud MN 56303 320-656-3620

(Publish Nov. 19 - Dec. 3, 2024)

STATE OF MINNESOTA **COUNTY OF STEARNS** 

DISTRICT COURT 7TH JUDICIAL DISTRICT **Court File No.:** 73-PR-24-9143

NOTICE OF AND ORDER FOR HEARING ON PETITION FOR FORMAL ADJUDICATION OF INTESTACY, DETERMINA-TION OF HEIRS, FORMAL APPOINTMENT OF PERSONAL REPRESENTA-TIVE AND NOTICE

Decedent.

J.J. Utecht

It is Ordered and Notice is given that on December 20, 2024, at 8:45 a.m., a hearing will be held remotely with the Court at Stearns County Courts Facility, 725 Courthouse Sq., Saint Cloud, MN 56303 on a petition for the adjudication of intestacy and determination of Decedent's heirs, and for the appointment of Rosalind Grundmeier, whose address is 1447 E. Erie Street, Gilbert AZ 85295, as personal representative of the Dece-

dent's estate in an unsuper-

vised 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; to pay all legal debts, claims, taxes, and expenses; to sell real and personal property; and to 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 no appearances are required unless istered (Torrens) X objections are filed.

#### BY THE COURT

Dated: November 13, 2024 William Cashman Judge of District Court

Dated: November 13, 2024 George Lock Court Administrator

Filed in District Court State of Minnesota Dated November 13, 2024

#### JEDDELOH SNYDER **STOMMES**

William P. Moriarty MN# 0399351 803 W Saint Germain Street St. Cloud, MN 56301 (320) 240-9423 bill@issmn.com ATTORNEY FOR PETI-TIONER

(Pub. Nov. 26 & Dec. 3, 2024)

NOTICE OF MORTGAGE

FORECLOSURE SALE

DATE: November 20, 2024

default has occurred in the conscribed Mortgage:

#### **INFORMATION** REGARDING MORTGAGE TO BE FORECLOSED

- 1. Date of Mortgage: July 24, 2014
- 2. Mortgagors: Ridgeview **Properties, LLC**

Benefit Life Insurance Co. 4. Recording Information:

The Original Mortgage was recorded on July 30, 2014, as Document Number T39060 in the Office of the Registrar of Titles of Stearns County, Minnesota and modified on September 7, 2018 and on November 1, 2018 and said modifications were recorded on November 14, 2018 and November 29, 2018 as Document Numbers **T42088** and **T42110**, respectively. A Forbearance Agreement was recorded on vacate the property if the mort-December 29, 2023 as Document Number T45727 and a Certificate of Request for Notice of Foreclosure was recorded on March 11, 2024 as Document Number T45818, all in the Office of the Registrar of Titles of Stearns County, Minnesota.

5. Assignments of Mortgage, if any: **None** 

#### **INFORMATION** REGARDING MORTGAGED PREMISES

- 6. Tax parcel identification numbers of the mortgaged premise: 82.45772.0604
- 7. Legal description of the mortgaged premises: See Exhibit A

Check here if all or part of the described real property is Reg-

8. The physical street address, city, and zip code of the mortgaged premises: 2721 CLEARWATER RD, ST. CLOUD, MN 56301

#### OTHER FORECLOSURE DATA

9. The person holding the Mortgage: is not a transaction agent, as defined by Minn. Stat. § 58.02, Subd. 30. The names of the residential mortgage servicer and the lender or broker, as defined in Minn. Stat. § 58.02 are: **N/A.** 

10. If stated on the Mortgage, the name of the mortgage originator, as defined in Minn. Stat. 58.02, is: N/A.

#### **INFORMATION** REGARDING **FORECLOSURE**

- 11. The requisites of Minn. Stat. 580.02 have been satis-
- 12. The original principal amount secured by the Mort-YOU ARE NOTIFIED that gage was \$ 1,814,000.00
  - 13. At the date of this notice gage, including taxes, if any, paid by the holder of the Mortgage, is: \$2,109,431.77.
  - 14. 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 January 9, 2025 at

3. Mortgagees: American 10:00 a.m. at Stearns County Sheriff's Office,807 Courthouse Square, St Cloud, MN

> 15. 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. Minn. Stat. 580.04(b) provides, "If the real estate is an owner-occupied, single-family dwelling, the notice must also specify the date on or before which the mortgagor must gage is not reinstated under section 580.30 or the property redeemed under section 580.23." This statue does not apply as the property is used exclusively for commercial use.

THE TIME ALLOWED

BY LAW FOR REDEMP-TION BY THE MORT-GAGOR, THE MORT-GAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE RE-DUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS EN-TERED UNDER MINNESO-TA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE PROVED WITH A RESI-DENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Name and address of Attorney for Mortgagee or Mortgage Assignee:

QUINLIVAN & HUGHES, P.A.

Franz J. Vancura (#0392924)124 Lake Street South Long Prairie MN 56347

Name of Mortgagee or Mortgage Assignee:

AMERICAN BENEFIT LIFE INSURANCE CO. 1605 LBJ Freeway Ste. 710 P.O. Box 180 **Dallas, TX 75234** 

THIS IS A **COMMUNICATION FROM** A DEBT COLLECTOR

EXHIBIT A Parcel 1:

Lots One (1), Two (2) and Three (3), Block One (1), CLEARWAY PARK, less and except the following described land: The North 2 feet of Lot One (1), Block One (1); also less and except: Beginning at the intersection of the South line of the amount due on the Mort- One (1) and the east line of said Lot One (1); thence west along said south line of the North 2.00 feet a distance of 250.00 feet; thence southerly, parallel with the east line of said Lot One (1), a distance of

> **Public Notices** continued on page 14





208 Red River Ave. S. • Cold Spring, MN 56320 • (320) 685-4280 www.tricountyabstract.com 1-800-892-2399 • closing@tricountyabstract.com Office also in: ST. CLOUD: 122 12th Ave. N. • St. Cloud, MN 56303 • (320) 253-2096

**CMBA** 



Kayla Deters - Realtor/Transaction Coordinator • Jamie Juelfs - Realtor/Marketing Coordinator

Kenna Tveit - Realtor • Tracy Chiantera - Realtor/Transaction Coordinator • Marta Rubin - Realtor Susie Schultz - Realtor • Jan Dingmann - Realtor • Danna Ehresmann - Realtor

2013 10P 15 Follow us on 10 @TheGreenTeamRealtyMN.com

#### **Public Notices**

continued from page 13

100.00 feet; thence east parallel with the north line of said Lot One (1) a distance of 250.00 feet to the east line of said Lot One (1); thence northerly on said east line of Lot One (1) a distance of 100.00 feet to the point of be-

ALSO LESS AND EXCEPT: Part of Lot One (1), Block One (1), CLEARWAY PARK, described as follows: Beginning at a point in the East line of said Lot One (1); said point being S 08° 08' 50" E 102.02 feet from the Northeast corner of said Lot One (1); thence S 89° 32' 35" W 175.00 feet; thence S 08° 08' 50" E 50.89 feet to a point in the South line of said Lot One (1); thence East, along said South line, 175.00 feet to the Southeast corner of said Lot One (1); thence N 08° 08' 50" W 52.30 feet to the point of beginning.

ALSO LESS AND EXCEPT: Part of Lot 2, Block 1, Clearway Park, described as follows: Beginning at the Northeast corner of said Lot 2; thence along the North line of said Lot 2, West 175.00 feet; thence South 08 degrees 08 minutes 50 seconds East 60.00 feet; thence East 175.00 feet to a point in the East line of said Lot 2; thence North 08 degrees 08 minutes 50 seconds West 60.00 feet to the point of beginning, Stearns County, Min-

> Torrens Property Certificate No. 8639

Parcel 2:

That part of vacated Clearwater Road accruing to Parcel 1 by reason of the vacation thereof pursuant to Ordinance No. 1899, vacating a portion of Clearwater Road. Stearns County, Minnesota

Torrens Property Certificate No. 8639

(Pub. Nov. 26 - Dec. 31, 2024)

you serve, we urge you to visit us today.

#### NOTICE OF **PUBLIC HEARING**

CITY OF ROCKVILLE Notice is hereby given that the Rockville City Council will hold a public hearing on Wednesday, December 11, 2024, at approximately 6:30 p.m. at Rockville City Hall -229 Broadway Street East to consider amending City of Rockville Fees and Charges Schedule.

All persons attending the hearing and wishing to address the City Council will have an opportunity to do so. Those not able to be present at this meeting should submit their opinions in writing to the Rockville City Administrator, P.O. Box 93, Rockville, MN 56369 prior to the hearing.

Bobbi Kessel City Administrator

(Pub. Nov. 26 & Dec. 3, 2024)

Office of the Minnesota **Secretary of State Assumed Name/Certificate** of Assumed Name Minnesota Statutes, Chapter 333

The filing of an assumed name does not provide a user with exclusive rights to that name. The filing is required for consumer protection in order to enable consumers to be able to identify the true owner of a business.

name under which the business is or will be conducted: **Shear Perfection** 

1. List the exact assumed

2. Principal Place of Busi-

10 Main St. E. #2 Richmond, MN 56368

3. List the name and complete street address of all persons conducting business under the above Assumed Name, OR if an entity, provide the legal corporate, LLC, or Limited Partnership name and registered office address:

Derek Mueller 23213 County Road 9 Richmond, MN 56368

HIRING - FULL TIME

ACCOUNTING/INVENTORY CLERK

MGC

MURPHY GRANITE CARVING

Calling all motivated goal seekers! We want you to join our learn and build a fulfilling care

here in Richmond! This position will be cross trained into several areas, giving this individual many apportunities to grow and learn. The ideal candidate will have a positive attitude and

plus. Hours are full time Monday-Priday, and the benefits package is exfensive including but

Our mission statement is "creating even alting states in stone for people who matter by people who care." If you are driven and want to find purpose in what you do as well as the customers.

not limited to: employer paid health insurance, the insurance, long term deablify, de vision, profit sharing, retirement plan, paid vacation, and so much more.

Todd Nagel

320-632-9277 or small resumes to: todd@createalegacy.us

4. I, the undersigned, certify that I am signing this docu-

reate

ment as the person whose sigof the person(s) whose signature would be required who ance with the applicable chaphad signed this document under oath.

Dated: October 28, 2024

Derek Mueller

(Pub. Nov. 26 & Dec. 3, 2024)

LAW ENFORCEMENT VEHICLE EQUIPMENT **PURCHASE &** INSTALLATION FOR BID FOR **PROJECT 24-18** 

**TUES., JANUARY 7, 2025** PROJECT INFORMATION: The County of Stearns is seek-County

ment to perform this service. COMPLETION TIME: De-

DOCUMENTS: To obtain documents online, please visit Bids & Tenders. You can preview the bid documents with a Preview Watermark prior to registering for the opportunity. Documents are not provided in any other manner. For step-bystep instructions on how to create an Account, please refer to the Vendor Support Portal. If you encounter technical issues, please contact support@bidsandtenders.ca or 1-800-594-

BID OPENING: Bid responses will be opened and read aloud at 11:00 AM, CT, Tuesday, January 7, 2025, at the Stearns County Service Center, 3301 County Road 138, Conference Room 1103, Waite is part of Government Lot 1, ly-Park, MN 56387, and can also be attended virtually via Zoom south of 162nd Street in Sec- inquire how to request an item

Click the link below to join the webinar:

gov.zoom.us/j/88378924933?pw d=Ga6PWq3nduT2TzK7OoZX3 6BwAUU550.1

Passcode: 485305

nature is required, or as agent 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 compliter 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

**SERVICES INVITATION** STEARNS COUNTY, MN

DUE DATE: 11:00 AM, CT.

ing bids from qualified vendors to provide and install specialized law enforcement equipment for marked and unmarked Sheriff vehicles and Sheriff patrol vehicles. Herein referred to as Vendor." The Vendor will be responsible for all materials, necessary labor, and equip-

cember 31, 2028

BID SUBMITTAL: ELEC-TRONIC BID SUBMISSIONS ONLY shall be received by the Bidding System online through Bids & Tenders no later than 11:00 AM, CT, Tuesday, January 7, 2025. Hardcopy submissions are not permitted.

Webinar Access is as follows:

https://stearnscountymn-

Bid (IFB) shall be valid for one hundred twenty (120) calendar days. The County of Stearns reserves the right to reject any or all Bids, waive informalities. award the contract in whole or in part, and award to the Vendor the County determines is in the County's best interest. Award will be based on the lowest responsible and respon-

NOTIFICATION: This Invitation for Bid is issued by Jennifer Butkowski, Procurement

Webinar ID: 883 7892 4933

Passcode: 485305

(Publish December 3, 2024)

#### **Notice of Public Hearing** Stearns County,

**Planning Commission** Notice is hereby given that the Stearns County Planning Commission, in and for the County of Stearns, will conduct certain public hearings as fol-

lows: 1. To consider a rezoning request submitted by Kenneth and Anne Hanson, St. Joseph MN according to Section 4.10 of Stearns County Land Use and Zoning Ordinance #439 to rezone approximately 10 acres from the Agricultural 40 (A-40) zoning district to the Residential 10 (R-10) zoning district. The property is part of the NE1/4 NW1/4, lying south of County Road 51 and west of 156th Avenue in Section 15 of Collegeville Township (124/30). The property address is 16055 County Road 51, St. Joseph

2. To consider a rezoning request submitted by Barry & Tammy Hoekstra, Paynesville MN according to Section 4.10 of Stearns County Land Use and Zoning Ordinance #439 to rezone approximately 6.64 acres from the Residential 5 (R-5) zoning district to the Residential 1 (R-1) zoning district. The property is part of the SW1/4 NW1/4, lying north of Breezewood Road and east of Tri County Road in Section 31 of Paynesville Township (122/32). The property address is 31238 Breezewood Road, Paynesville MN.

3. To consider a request to amend conditional use permit 1979-0002 submitted by North Haag Family Partnership MN according to Sections 4.8 and 10.2 of Stearns County Land Use and Zoning Ordinance #439. The request is to allow campers to be parked onsite year round. The property mits will be placed on the coning west of County Road 9 and the beginning of the agenda. To tion 24 of Eden Lake Township be placed under the regular (122/31).

4. To consider a conditional use permit request submitted by Jerome and Cyndi Humbert, Paynesville MN according to Sections 6.9.3 E and 9.2 of Stearns County Land Use and Zoning Ordinance #439. The request is to expand an existing animal feedlot facility and increase the permitted animal units within 100 feet of a

in the Agricultural 80 zoning district. The property is in part of the W1/2 of the NW1/4 in AWARD: Bids submitted in Section 01 of Spring Hill Townresponse to this Invitation for ship (124/33). The property address is 31683 320th Ave, Melrose MN.

When and where is the meeting?

Date and Time: December 19, 2024 at 6:00 p.m.

Location: Stearns County Service Center

3301 County Road 138, Waite Park, MN 56387

How do I participate? Public Testimony: If you would like to provide public testimony, you may do so by appearing at the above hearing, by telephone or other elec-

tronic means, please contact Winskowski Heidi.Winskowski@stearnscountymn.gov or Alicia Gohmann at Alicia. Gohmann-@stearnscountymn.gov by calling (320) 656-3613.

Written Testimony: You may submit written testimony by emailing Heidi Winskowski at Heidi.Winskowski@stearnscountymn.gov or Alicia Gohmann at Alicia.Gohmann-@stearnscountymn.gov by 3 p.m. on December 18, 2024. Written testimony may also be mailed to the Stearns County Environmental Services Department, Service Center, 3301 County Road 138, Waite Park, MN 56387.

Comments on this public hearing are not limited to those persons receiving copies of this notice. If you know of any interested person who for any reason has not received a copy of this notice, it would be appreciated if you would inform them of this public hear-

Where can I view the application?

A copy of the application can be viewed approximately one week prior to the meeting https://stearnscounty.civicweb.net/portal/. Action taken on this request will be available shortly after the meeting at the same website location.

What if the meeting changes?

This meeting is subject to change. Please sign up for automatic updates for this meeting at https://stearnscounty.civicweb.net/portal/. Call the Department for assistance.

What is the next step?

The Stearns County Board of Commissioners will consider this request on January 7, 2025. The agenda can be found at: https://stearnscounty. civicweb.net/portal/. Interim Use and Conditional Use Persent agenda which is heard at agenda for discussion, please contact the Department. If the Board of Commissioners do not concur with the Planning Commission, they will hold another public hearing and new notice will be sent.

Stearns County Planning Commission

Barrier Free Status: This meeting will be accessible to the handicapped. Attempts will be made to accommodate any other individual need for special services. Please call  $(\bar{3}20)$  656-3613 early so arrangements can be made.

(Publish December 3, 2024)

PUBLIC NOTICE

Notice is hereby given to qualified voters of Eden Lake Township that filing for town

Or Telephone: +1-646-931- stream classified as Shoreland office will be available from Tuesday, December 31, 2024 through January 14, 2025. Af-

fidavits of Candidacy shall be filed with the Town Clerk. Filing will close on January 14, 2025, at 5:00 p.m.

Filing will be at the Firehall

in Eden Valley on January 14, 2025 from 1:00 - 5:00 p.m.

Filing fee is \$2.00. Offices to be filled at the March Annual Election are: One Supervisor - Three

Year Term One Treasurer - Two Year

Stacev Thielen, Clerk 17085 Patricia Street Paynesville, MN 56362

(Publish Dec. 3 & 10, 2024)

Office of the Minnesota **Secretary of State** Certificate of **Assumed Name** Minnesota Statutes, Chapter 333

The filing of an assumed name does not provide a user with exclusive rights to that name. The filing is required for consumer protection in order to enable customers to be able to identify the true owner of a business.

ASSUMED NAME: Flutterby Gardens

PRINCIPAL PLACE OF BUSINESS: 10038 County Road 138 Saint Cloud, MN 56301 USA

APPLICANT(S): Name:

Peggy S Donabauer

Address:

10038 County Road 138 Saint Cloud, MN 56301 USA

If you submit an attachment, it will be incorporated into this document. If the attachment conflicts with the information specifically set forth in this document, this document supersedes the data referenced in the attachment.

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 coret and in complian 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 have signed this document under oath.

SIGNED BY: Peggy S Donabauer

MAILING ADDRESS: 10038 County Road 138 Saint Cloud, MN 56301

EMAIL FOR OFFICIAL NOTICES: **None Provided** 

(Publish Dec. 3 & 10, 2024)

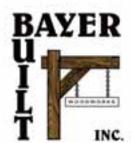
**Public Notices** continued on page 15



Woodworks, Inc.,

providing quality product and unparalleled service to 900 dealers throughout the Midwest, is looking to fill the following positions:

Route Drivers



Competitive pay and benefits, a positive and clean work environment, and opportunities to advance your career with a local company that continues to grow.

Apply at: 24614 US Hwy 71, Belgrade, MN 56312 Email your resume to hiring@bayerbuilt.com



Saints Peter & Paul Child Care in Richmond, MN is seeking a full time Child Care. Director. The position is a year round position and serves the ROCOR! Community and other neighboring communities. Position closes when filled. Full job description at ssppchildcare.com

### CHILD CARE DIRECTOR

### RESPONSIBILITIES

- · Develop curriculum and
- program · Manage, hire and oversee staff
- Manage facilities Create and manage budget
- · Market the facility · Connect and communicate with parents and teachers

Send resume, cover letter, 3 letters of recommendation, license, and transcript to: Father Kevin Soenneker fatherkevin@christcatholic.com OR Saints Peter & Paul Child Care

PO Box 189 Richmond, MN 56368

Help Wanted | Miscellaneous |

For Rent

Office help needed. Immediate opening. Knowledge of QB is encouraged, but not necessary. In the Richmond area. If interested please call 320-597-2482.

**HELP WANTED** 

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### **Public Notices**

continued from page 14

Office of the Minnesota **Secretary of State** Assumed Name/Certificate of Assumed Name Minnesota Statutes, Chapter 333

The filing of an assumed name does not provide a user with exclusive rights to that name. The filing is required for consumer protection in order to enable consumers to be able to identify the true owner of a

- 1. List the exact assumed name under which the business is or will be conducted: Division Auto Sales
- 2. Principal Place of Business:

8055 County Road 75 PO Box 7425 St. Cloud, MN 56302

3. List the name and complete street address of all persons conducting business under the above Assumed Name, OR if an entity, provide the legal corporate, LLC, or Limited Partnership name and registered office address:

Tranright LLC 8055 County Road 75 PO Box 7425 St. Cloud, MN 56302

4. 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.

Dated: November 22, 2024

Lee Hanson Attorney

(Publish Dec. 3 & 10, 2024)

PUBLIC NOTICE

WAKEFIELD TOWNSHIP STEARNS COUNTY STATE OF MINNESOTA

Adoption of **Zoning Ordinance No. 7** 

**ORDINANCE** AMENDING THE WAKEFIELD TOWNSHIP LAND USE AND ZONING ORDINANCE

The Town Board of Wakefield Township, Stearns County, Minnesota, hereby ordains that on the 5th day of September 2024, the Town Board adopted the above-entitled Ordinance. Due to the lengthy content of the Ordinance, a brief Summary follows: The Ordinance amends certain zoning regulations that apply within Wakefield Township.

This Ordinance shall take effect and be in full force immediately following its adoption and upon publication of this summary. A copy of the Ordinance can be viewed by contacting Heidi Stalboerger, Town Clerk, at (320) 597-8155 during regular business hours. An additional copy of the Ordinance will also be on file at the local public library.

/s/ Shawn Garding, Chairperson

ATTEST:

/s/ Heidi Stalboerger,

(Publish December 3, 2024)

NOTICE OF MORTGAGE FORECLOSURE SALE

THE RIGHT TO VERIFI-

Stein Tree Contracting. 30 years experience. Cell: 320-492-3502 or 1-800-632-2827.

### We pay top dollar for junk cars, trucks and late model repairables! Call 320-236-7477

IDENTITY OF THE ORIGI-NAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

DATE: November 22, 2024

#### YOU ARE NOTIFIED THAT:

1. Default has occurred in the conditions of that certain Mortgage that was executed by and between Allan G. Brandenburger, as Mortgagor, and the First State Bank of St. Joseph, n/k/a Sentry Bank, as Mortgagee, which Mortgage is dated November 26, 2001 and was recorded, as document number 990098, on December 3, 2001 with the Office of the County Recorder in and for Stearns County, Minnesota, and which Mortgage was subsequently modified as follows: (1) by a Modification of Mortgage dated November 25, 2016 and recorded, as document number A1484066, on December 8, 2016 with the Office of the County Recorder in and for Stearns County, Minnesota and (2) by a Modification of Mortgage dated November 3, 2021 and recorded, as document number A1618993, on November 8, 2021 with the Office of the County Recorder in and for Stearns County, Min-

- 2. The Mortgage has been assigned as follows: n/a
- 3. The maximum principal amount secured by the Mortgage was: \$60,000.00
- 4. No action or proceeding at law is now pending to recov-

#### **APARTMENT FOR RENT**

#### **ALBANY**

- $\bullet$  2 Bedroom \$750/month
- \$100 Deposit • Cat ok (\$20/month Pet Rent)
- NO DOGS! Call for Availability

Loreen 763-238-0616

Classifieds
Work!

Now accepting applications for Pine West 2 Bedroom Apartment, 2 & 3 Bedroom Townhomes also available. Located in Cold Spring. For more information call Cindy at

320-685-9803 or SMR at 800-450-7723. www.smrrental.com • Equal Housing Opportunity

Mortgage or any part thereof.

- 5. The holder of the Mortgage has complied with all conditions precedent to acceleration of the debt secured by the Mortgage and foreclosure of the Mortgage and with all notice and other requirements of applicable statutes.
- 6. As of the date of this notice, the amount due on the Mortgage, and taxes, if any, paid by the holder of the Mortgage is: \$47,990.39.
- 7. Pursuant to the power of sale in the Mortgage, the Mortgage will be foreclosed on the real property legally described

Half of the Northwest Quarter (W ½ NW ¼ SW ¼) of Section Eleven (11), Township One Hundred Twentyfour (124) North, Range Twenty-nine (29) West, described as follows: Commencing at the West Quarter corner of said Section 11; thence South 89° 06' 08" East on an assumed bearing along the East-West Quarter line of said Section 11 a distance of 505.50 feet for the point of beginning of the tract to be described; thence continue South 89° 06' 08" East along said quarter line 148.26 feet; thence feet to the centerline of Minnesota 56374

er the debt secured by the County Aid Road #134; thence South 87° 09' 00" West along said centerline 153.22 feet; thence North 00° 31' 15" East 185.80 feet to the point of beginning.

ALSO: That part of the W

½ NW ¼ SW ¼ of Section 11. Township 124, Range 29 described as follows: Commencing at the West Quarter corner of said Section 11; thence South 89° 06' 08" East on an assumed bearing along the East-West quarter line of said Section 11 a distance of 653.76 feet for the point of beginning of the tract to be described; thence South 02° 06' 52" East 175.45 feet to the centerline of County Aid Road #134; thence North 87° 09' That part of the West 00" East along said centerline 2.42 feet to its intersecter of the Southwest Quar- tion with a line which is parallel with and 10 feet Westerly of the West line of Lot 3 of Block 1 of Mohs 2nd Addition according to the recorded plat thereof as measured at right angles thereto; thence Northerly along said parallel line to said East-West Quarter line; thence Westerly along said quarter line to the point of beginning.

> with the following street address and tax parcel identification number:

Street Address: 1315 East South 02° 06' 52" East 175.45 Minnesota Street, St. Joseph,

Tax Parcel Identification Number: 84-53432-0078

and will be sold by the Sheriff of Stearns County, Minnesota at public auction on Thursday, January 16, 2025 at 10:00 o'clock a.m., at the Office of the Stearns County Sheriff, Stearns County Law Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota 56303.

- 8. The time allowed by law for redemption by the Mortgagor or the Mortgagor's personal representatives or assigns is six (6) months after the date of sale.
- 9. The date on or before which the Mortgagor or the Mortgagor's personal representatives or assigns must vacate the property if the Mortgage is not reinstated under Minn. Stat. § 580.30 or the property is not redeemed under Minn. Stat. § 580.23 is July 16, 2025 at 11:59 p.m. If the foregoing date is a Saturday, Sunday, or legal holiday, then the date to vacate is the next business day at 11:59 p.m.

10. THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR OR THE MORTGAGOR'S PER-SONAL REPRESENTATIVES OR ASSIGNS MAY BE RE-DUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS EN-TERED UNDER MINN. STAT. § 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 AGRI-CULTURAL PRODUCTION, AND ARE ABANDONED.

THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PURPOSE.

WINTHROP & WEINS-TINE, P.A.

By: /s/ Andrew J. Steil Andrew J. Steil (#387048) 225 South Sixth Street **Suite 3500**  $Minneapolis,\,MN~55402$ 

**Attorneys for Mortgagee** Sentry Bank

(612) 604-6400

(Pub. Dec. 3, 2024 - Jan. 7, 2025)

ESTACTION OF CONCEPTOR	Division of School Finance 400 NE Stinson Blvd. Minneapolis, MN 55413			Bud	(0-00110-47				
General Information: Minnesota S	100,000,000			y school board shall put	blish the subject data of	this report.		11.	
District Name:	ROCOR	SCHOOL DISTRICT			THE RESERVE OF THE PERSON NAMED IN		District Number:	0750-01	
fund	FY 2024 Beginning Fund Balances		Revenues and Transfers In.	Expenditures and Transfers Out Fund Balances		Revenues and Transfers In	FY 2025 Budget Expenditures and Transfers Out	June 30, 2025 Projected Fund Balances	
General Fund/Restricted	6)	1,625,778	\$ 1,802,389	3 1,742,790	\$ 1,685,377	\$ 1,862,599	3 2,054,120	\$ 1,393,456	
General Fund/Other	1	3,240,981	\$ 12,630,188	1 12,186,201	\$ 1,704,948	\$ 83,018,919	5 32,378,838	\$ 4,145,029	
Food Service Fund	1	1,729,742	\$ 1,272,865	3 2,213,489	\$ 1,768,606	\$ 2,302,205	\$ 2,115,351	\$ L855,462	
Community Service Fund	9.	169,215	\$ 1,995,727	5 1,911,744	\$ 253,096	\$ 2,656,135	\$ 1,575,440	\$ 313,793	
Building Construction hand	1	1970	\$5	4	±	\$	\$ TOTAL PROPERTY.	\$	
Debt Service Fund	1	544,023	\$ 2,176,598	\$ 2,902,900	\$ 138,340	5 1,731,6Q	\$ 2,742,105	§ 488,577	
Trust Fund	1	-	5)	5	5	1	\$1	1	
Internal Service Fund	1.	- 1			1			\$	
* OPEB Revocable Trust Fund	1		\$	3	1	1	5	1	
OPER irrevocable Trust Fund	1	838,500	\$ 44,534	3 134,643	\$ 758,375	\$ 30,000	1 96,310	\$ 696,123	
OPER Debt Service Fund	\$	74,977	\$ 342,258	5 340,771	\$ 76,457	\$ 357,413	\$ 1345,398	\$ 86,492	
Total - All Funds	1	8,240,117	\$ 41,464,004				1 43,542,102	5 9,182,912	
Long-Term (	Debt			Current Statutory O	perating Debt per Minn 1238.81	esota Statutes, section	4		
Outstanding July 1, 2023	3.	24,700,000		Amount of General Fund Deficit, if any, in excess of 2.5% of expenditures 06/30/2024 \$				9.	
Plus: New Issues.	3								
Less: Redemend Issues	The state of the s		Cost per student - A	verage Duily Membersh					
Outstanding June 30, 2004	5	73,080,500		Security Herebilds	and American		No.	-0.0000000	
Short-Term Debt				stal Operating Expendit	\$ 36,790,430.00				
Certificates of Indebtedness 3			BY 2024 Yotal ADM Served + Tuitioned Out ADM + Adjusted Extended ADM				2,407.69		
Other Short-Term Indebtedness \$			FY 2004 Operating Cost per ADM \$ 15,280.3						

(Publish December 3, 2024)

### Take The Time to Honor Veterans This Holiday Season

The holiday season is a time when family and friends gather to reconnect and celebrate. For many families there are people missing from these celebrations, whether they sacrificed their lives defending the country or died honorably years after serving in the military.

add spirit to homes and businesses through decorations and other touches, they also can consider adding a bit of the holidays to the places where their beloved service members lie in eternal rest. This is the main premise behind the Wreaths Across America organization.

The primary activity of Wreaths Across America is

placed on graves in military cemeteries. On National Wreaths Across America the end of the holiday sea-Day, which takes place on a moving day each December at thousands of locations, volunteers place wreaths on headstones and read out the names of the service members.

The organization was As individuals plan to founded by Morrill Worcester and his wife, Karen, as a way to teach all generations about the value of their freedoms and the importance of honoring those who sacrificed so much to protect those freedoms. Worcester, owner of the Worcester Wreath Company in Maine, remembered a trip to Washington D.C. as a child that included a visit to Arlington National CATION OF THE DEBT AND to distribute wreaths to be Cemetery. In 1992, when remembered each Memori-

Worcester's business had a surplus of wreaths nearing son, he remembered an indelible image of wreaths on graves at Arlington and devised a way to put those wreaths to use honoring the country's veterans.

Arlington National Cemetery was the first place to receive wreaths. Since then, the movement has grown to include cemeteries across the nation. In 2022, Wreaths Across America and its national network of volunteers placed more than 2.7 million sponsored veterans' wreaths on headstones of our nation's service members at 3,702 participating locations.

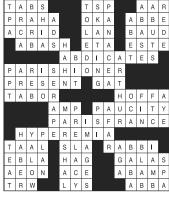
Although veterans are

al Dav and Veterans Day, they can be honored 365 days a year for their service and sacrifices. Wreaths Across America offers an important way to set aside time during the holiday season show appreciation for veterans who are no longer with us.

Those looking to get involved can visit www.wreathsacrossamerica.org to learn more about volunteer opportunities or bringing WAA into their communities.

LEARN HOW TO JUMP-START

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## Horoscopes

ARIES - Mar 21/Apr 20

Aries, your energy is impressive and contagious this week. You can put it to use tackling tasks that you have been putting off. A surprise message could brighten your weekend.

TAURUS - Apr 21/May 21 Taurus, review your budget and consider a new investment opportunity. This week brings a chance to reconnect with someone special. Don't avoid vulnerability, as it could enhance things.

GEMINI - May 22/Jun 21 You might find yourself in discussions that lead to exciting new projects, Gemini. Be open to collaboration and work on improving your communication skills. Time for fun comes later.

CANCER - Jun 22/Jul 22 This week is all about selfcare, Cancer. Take some time to focus on your emotional well-being and nurture it as much as you can. A midweek work opportunity could arise.

LEO - Jul 23/Aug 23

Leo, dive into artistic pursuits or share ideas with others this week, as your creativity will be shining brightly. A social engagement may bring new connections that lead to exciting prospects.

VIRGO - Aug 24/Sept 22 Get down to business and

organize your workspace or tackle a project that has been pushed aside, Virgo. If you feel overwhelmed, be sure to ask for some help from those you trust.

LIBRA - Sept 23/Oct 23

Libra, it's all about balance this week, something you know a lot about as the scales sign. Make time for both work and play so you can make the most of every opportunity.

SCORPIO - Oct 24/Nov 22 Intensity and passion might define your week, Scorpio. Delve into a project that excites you. By the middle of the week, news reaches your ears and it could be very exciting.

SAGITTARIUS - Nov 23/Dec 21

This is the week for exploring new ideas or planning a trip, Sagittarius. It's only a matter of time before you realize that adventure awaits. Get started on what awaits.

CAPRICORN -Dec22/Jan 20

Capricorn, try focusing on your long-term goals this week. Strategic planning will pay off in the long run. If you need help, seek a mentor who can offer ad-

AQUARIUS - Jan 21/Feb 18

A surprise opportunity might arise for you midweek, Aquarius. Don't hesitate to snatch it up quickly, as others also might be interested. Leave weekend plans open for now.

PISCES - Feb 19/Mar 20 Pisces, if you feel your emotions are running high this week, try to channel your feelings into a creative project that will use them in a smart way. A friend may call asking for advice.