

Help Wanted

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

dec3&10ch

Miscellaneous

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

dec3ch

For Rent

APARTMENT FOR RENT

ALBANY
• 2 Bedroom \$750/month
• \$100 Deposit
• Cat ok (\$20/month Pet Rent)
• NO DOGS!
Call for Availability
Loreen 763-238-0616



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

Public Notices

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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.

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,
Clerk

(Publish December 3, 2024)

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.

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, Minnesota.

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 recover

er the debt secured by the 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 as follows:

That part of the West Half of the Northwest Quarter of the Northwest Quarter (W 1/2 NW 1/4 SW 1/4) of Section Eleven (11), Township One Hundred Twenty-four (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 South 02° 06' 52" East 175.45 feet to the centerline of

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 1/2 NW 1/4 SW 1/4 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' 00" East along said centerline 2.42 feet to its intersection 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 Minnesota Street, St. Joseph, Minnesota 56374

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 PERSONAL REPRESENTATIVES OR ASSIGNS MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED 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 AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

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

WINTHROP & WEINSTINE, P.A.

By: /s/ Andrew J. Steil
Andrew J. Steil (#387048)
225 South Sixth Street
Suite 3500
Minneapolis, MN 55402
(612) 604-6400

Attorneys for Mortgagee Sentry Bank

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

7	6	1	8	9	5	3	4	2
8	2	4	6	7	3	9	1	5
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3	9	6	2	8	7	1	5	4
2	1	5	4	6	9	8	7	3
9	8	2	7	5	6	4	3	1
1	5	7	3	4	8	2	9	6
6	4	3	9	1	2	5	8	7

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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/June 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/July 22
This week is all about self-care, 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 - Dec 22/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 advice.

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.

Division of School Finance 400 NE Stinson Blvd. Minneapolis, MN 55413		District Revenues and Expenditures Budget for Fiscal Year (FY) 2024 and FY 2025						ED-00110-47
General Information: Minnesota Statutes 2023, section 123B.10, requires that every school board shall publish the subject data of this report.								
District Name: ROCORI SCHOOL DISTRICT								
Fund	FY 2024 Beginning Fund Balances	FY 2024 Actual Revenues and Transfers In	FY 2024 Actual Expenditures and Transfers Out	June 30, 2024 Actual Fund Balances	FY 2025 Budget Revenues and Transfers In	FY 2025 Budget Expenditures and Transfers Out	June 30, 2025 Projected Fund Balances	
General Fund/Restricted	\$ 1,625,778	\$ 1,802,389	\$ 1,742,790	\$ 1,685,377	\$ 1,962,599	\$ 2,054,520	\$ 1,593,456	
General Fund/Other	\$ 3,260,981	\$ 32,630,168	\$ 32,186,201	\$ 3,704,948	\$ 33,018,919	\$ 32,578,838	\$ 4,145,029	
Food Service Fund	\$ 1,729,742	\$ 2,272,355	\$ 2,233,489	\$ 1,768,608	\$ 2,202,205	\$ 2,115,351	\$ 1,855,462	
Community Service Fund	\$ 169,115	\$ 1,995,727	\$ 1,911,744	\$ 253,098	\$ 1,636,135	\$ 1,575,440	\$ 313,793	
Building Construction Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Debt Service Fund	\$ 544,023	\$ 2,376,598	\$ 2,382,381	\$ 538,240	\$ 2,732,642	\$ 2,782,305	\$ 488,577	
Trust Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Internal Service Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
* OPEB Revocable Trust Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
OPEB Irrevocable Trust Fund	\$ 838,501	\$ 44,514	\$ 124,642	\$ 758,373	\$ 30,000	\$ 90,250	\$ 698,123	
OPEB Debt Service Fund	\$ 74,977	\$ 342,253	\$ 340,773	\$ 76,457	\$ 357,433	\$ 345,398	\$ 88,492	
Total - All Funds	\$ 8,243,117	\$ 41,464,004	\$ 40,922,020	\$ 8,785,101	\$ 41,542,102	\$ 41,542,102	\$ 9,182,932	
Long-Term Debt				Current Statutory Operating Debt per Minnesota Statutes, section 123B.81				
Outstanding July 1, 2023	\$ 24,700,000			Amount of General Fund Deficit, if any, in excess of 2.5% of expenditures 06/30/2024				
Plus: New Issues	\$ -							
Less: Redeemed Issues	\$ 1,619,500			Cost per student - Average Daily Membership (ADM) 06/30/2024				
Outstanding June 30, 2024	\$ 23,080,500			Total Operating Expenditures				
				\$ 36,790,430.00				
				FY 2024 Total ADM Served + Tuitioned Out ADM + Adjusted Extended ADM				
				2,407.69				
				FY 2024 Operating Cost per ADM				
				\$ 15,280.38				
<i>The complete budget may be inspected upon request to the superintendent.</i>								
Comments:								

(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.

As individuals plan to 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 to distribute wreaths to be

placed on graves in military cemeteries. On National Wreaths Across America 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 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 Cemetery. In 1992, when

Worcester's business had a surplus of wreaths nearing the end of the holiday season, 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 remembered each Memori-

al Day 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.wreathscrossamerica.org to learn more about volunteer opportunities or bringing WAA into their communities.