

Public Notices

STATE OF MINNESOTA
COUNTY OF STEARNS

DISTRICT COURT
7TH JUDICIAL DISTRICT
Case Type: Contract
Court File No.:
73-CV-25-4057

ACKNOWLEDGMENT

Minneapolis, Minnesota
55402
(612) 604-6400

*Attorneys for Plaintiff
Falcon Leasing*

The undersigned hereby ac-
knowledges that costs, dis-
bursements, and reasonable at-
torney and witness fees may be
awarded pursuant to Minn.
Stat. § 549.211, Subd. 2, for the
party against whom the allega-
tions in this pleading are as-
serted.

*/s/ Benjamin M. Podobinski
Benjamin M. Podobinski*

Falcon Leasing, a division of
Falcon National Bank,

Plaintiff,

v.

Amour International, Inc. and
Do Minh Le Nguyen,

Defendants.

THIS SUMMONS IS DIRECT-
ED TO THE FOLLOWING
DEFENDANTS:

Amour International, Inc.
22552 Franz Road
Building #6
Katy, TX 77449

Do Minh Le Nguyen
8514 Catalina Manor Lane
Richmond, TX 77407

1. YOU ARE BEING
SUED. The Plaintiff has start-
ed a lawsuit against you. The
Plaintiff's Complaint against
you is attached to this Sum-
mons. Do not throw these pa-
pers away. They are official pa-
pers that affect your rights.
You must respond to this law-
suit, even though it may not
yet be filed with the Court and
there may be no court file num-
ber on this Summons.

2. YOU MUST REPLY
WITHIN 21 DAYS TO PRO-
TECT YOUR RIGHTS. You
must give or mail to the person
who signed this Summons a
written response, called an
Answer, within 21 days of the
date on which you received this
Summons. You must send a
copy of your Answer to the per-
son who signed this Summons,
who is located at:

Winthrop & Weinstine,
P.A.
Attn.: Benjamin M. Podobin-
ski
225 South Sixth Street
Suite 3500
Minneapolis, MN 55402

3. YOU MUST RESPOND
TO EACH CLAIM. The An-
swer is your written response
to the Plaintiff's Complaint.
You must state in your Answer
whether you agree or disagree
with each paragraph of the
Complaint. If you believe the
Plaintiff should not be given
everything asked for in the
Complaint, you must say so in
your Answer.

4. YOU WILL LOSE
YOUR CASE IF YOU DO
NOT SEND A WRITTEN RE-
SPONSE TO THE COM-
PLAINT TO THE PERSON
WHO SIGNED THIS SUM-
MONS. If you do not answer
within 21 days, you will lose
this case. You will not get to
tell your side of the story, and
the Court may decide against
you and award the Plaintiff
everything asked for in the
Complaint. If you do not want
to contest the claims stated in
the Complaint, you do not need
to respond. A default judgment
can then be entered against
you for the relief requested in
the Complaint.

5. LEGAL ASSISTANCE.
You may wish to get legal help
from a lawyer. If you do not
have a lawyer, the Court Ad-
ministrator may have informa-
tion about places where you
can get legal assistance.
Even if you cannot get legal
help, you must still provide
a written Answer to protect
your rights, or you may lose
the case.

6. ALTERNATIVE DIS-
PUTE RESOLUTION. The
parties may agree to or be
ordered to participate in an Al-
ternative Dispute Resolution
process under Rule 114 of the
Minnesota General Rules of
Practice. You must still send
your written response to the
Complaint, even if you expect
to use alternative means of re-
solving this dispute.

Dated: April 1, 2025

WINTHROP & WEINS-
TINE, P.A.
*/s/ Benjamin M. Podobinski
Andrew J. Steil*
(#387048)
asteil@winthrop.com
Benjamin M. Podobinski
(#0401054)
bpodobinski@winthrop.com
225 South Sixth Street
Suite 3500

Annual Disclosure of Tax Increment Districts for the Year Ended December 31, 2024 City of Richmond, Minnesota

TIF District Name/Number	TIF District 1-4	TIF District 1-6	TIF District 1-7	TIF District 1-9
Current net tax capacity	26,098	9,610	17,531	0
Original net tax capacity	14,176	2,141	10,574	0
Captured net tax capacity	11,922	7,469	6,957	0
Principal and interest payments due in 2025	13,453	21,432	19,985	0
Tax increment received in 2024	13,576	8,506	7,922	0
Tax increment expended in 2024	13,576	8,504	5,363	0
Month and year of first tax increment receipt	July, 2010	June, 2021	June, 2022	June, 2026
Date of required decertification	December 31, 2035	December 31, 2029	December 31, 2030	December 31, 2034
Increased property taxes to other properties as a result of fiscal disparities	0	0	0	0

Additional information regarding each district may be obtained from:

Stacy Kalthoff, Clerk
City of Richmond
PO Box 400
Richmond, MN 56368
Phone: 320-597-2075
skalthoff@ci.richmond.mn.us

(Publish June 24, 2025)

PO Box 46424
Eden Prairie, MN 55344
Telephone: 612-562-9130
E-Mail: andy@andgregory-
law.com

(Publish June 17 & 24, 2025)

STATE OF MINNESOTA
STEARNS COUNTY
BOARD OF
COMMISSIONERS
ACTING AS THE
DRAINAGE AUTHORITY
UNDER MINNESOTA
STATUTES CHAPTER 103E
FOR STEARNS
COUNTY DITCH 35

PUBLIC HEARING NOTICE

In the Matter of the Petition
for the Abandonment of
Stearns County Ditch 35
PLEASE TAKE NOTICE,
that the Board of Commission-
ers of Stearns County, acting
as the public drainage authori-
ty under Minnesota Statutes,
chapter 103E (“Drainage Au-
thority”) for Stearns County
Ditch 35 (“CD 35”), pursuant to
Minnesota Statutes, section
103E.811, shall hold a public
hearing on the petition of
Melvin R. Walter Revocable
Trust, David M. & Cathy J.
Walter, James H. & Brenda
Gamradt, Michael E. & Bonita
Gamradt, Mitchell Wolbeck,
and Katelyn Ahrens (“Peti-
tion”) requesting to abandon
CD 35.

The public hearing on the
Petition shall be held on July
8, 2025, at 9:00 a.m., or there-
after as the agenda allows, in
the County Board Room of the
Stearns County Administra-
tion Building, 705 Courthouse
Square Street, St. Cloud, Min-
nesota.

At the hearing, the
Drainage Authority shall ex-
amine the Petition and deter-
mine whether it is sufficient.
The Drainage Authority shall
also hear all interested parties.
If a property owner assessed
benefits for CD 35 appears and
makes a written objection to
the abandonment of the
drainage system, the Drainage
Authority shall appoint three
disinterested persons as view-
ers to examine the property
and report to the Drainage
Authority with the description
and situation of the property
and whether the drainage sys-
tem drains or otherwise affects
the property. If the Drainage
Authority then determines
that CD 35 serves any useful
purpose to any property or the
general public, the Petition
will be denied. If, however, the
Drainage Authority determines
that CD 35 does not serve any
useful purpose to any affected
property and is not of public
benefit and utility, the
Drainage Authority shall make
findings and shall, by order,
abandon the drainage system.

After abandonment of a
drainage system, a repair peti-
tion for the drainage system
may not be accepted and the
responsibility of the Drainage
Authority for maintenance of
the drainage system ends.

Any person interested may
appear at the hearing and ob-
ject, if any, why said Petition
should be granted or should
not be granted. If you have any
questions or would like a copy
of the Petition, please contact
Chad Martini (Chad.Martini-
@stearnscountymn.gov or
Stearns County Property Serv-
ices, Attn: Chad Martini, 3301
County Road 138, Room 2310,
Waite Park, MN 56387).

Dated: June 3, 2025

*/s/ Randy R. Schreifels
Randy R. Schreifels,
Auditor/Treasurer
Stearns County, Minnesota*

(Pub. June 17 - July 1, 2025)

NOTICE OF MORTGAGE FORECLOSURE SALE

Date: June 6, 2025

YOU ARE NOTIFIED
THAT default has occurred in
the conditions of the following
described Mortgage:

INFORMATION REGARDING MORTGAGE TO BE FORECLOSED

1. The Mortgagor is Bar-
bara K. Theisen, a single per-
son.

2. The Mortgagee is First
Security Bank, a financial cor-
poration and bank under the
laws of the State of Minnesota.

3. The Mortgage is dated
May 27, 2022, and was record-
ed in the office of the County
Recorder of Stearns County,
Minnesota, on June 8, 2022, as
Document Number A1634144.

4. The Mortgage has not
been assigned.

INFORMATION REGARDING MORTGAGED PREMISES

5. The tax parcel identifica-
tion number of the mortgaged
premises is 84.53734.0286.

6. The legal description of
the mortgaged premises is:

Lot Two (2), Block Two (2),
Northland Plat Seven, accord-
ing to the plat or survey there-
of on file and of record in the
Office of the County Recorder
in and for Stears County, Min-
nesota.

7. The physical street ad-
dress, city, and zip code of the

mortgaged premises is 916
Third Avenue Northeast, Saint
Joseph, Minnesota 56374.

OTHER FORECLOSURE DATA

8. The person holding the
Mortgage is not a transaction
agent as defined by the Min-
nesota Residential Mortgage
Originator and Servicer Li-
censing Act. The name of the
residential mortgage servicer
and the lender or broker, as de-
fined by this Act, is First Secu-
rity Bank.

9. If stated on the Mortgage,
the names of the residential
mortgage originators, as de-
fined by the Minnesota Resi-
dential Mortgage Originator
and Servicer Licensing Act, are
First Security Bank and Kevin
Welch.

INFORMATION REGARDING FORECLOSURE

10. The conditions prece-
dent and requisites for foreclo-
sure under the Minnesota
Statutes on foreclosure by ad-
vertisement have been satis-
fied, including that no action at
law to recover the debt secured
by the Mortgage is pending
and that a default has occurred
by which the power to sell has
become operative..

11. The original principal
amount secured by the Mort-
gage was \$152,000.00.

12. At the date of this No-
tice, the amount due on the
Mortgage, including taxes (if
any) paid by the holder of the
Mortgage, is \$156,710.44.

13. Pursuant to the power of
sale in the Mortgage, the Mort-
gage will be foreclosed, and the
Sheriff of Stearns County, Min-
nesota, will sell the mortgaged
premises at public auction on
August 12, 2025, at 10:00
a.m., at the Stearns County
Sheriff's Department, located
at 807 Courthouse Square, St.
Cloud, Minnesota.

14. The time allowed by law
for redemption by the Mort-
gagor or the personal represen-
tatives or assigns of the Mort-
gagor is six months after the
date of sale.

15. If the real estate is an
owner-occupied single-family
dwelling, the time to vacate
the property if the Mortgage is
not reinstated under Minneso-
ta Statutes, section 580.30, or
if the property is not redeemed
under Minnesota Statutes, sec-
tion 580.23, is 11:59 p.m. on
the 12th day of February 2026.

16. THE TIME ALLOWED
BY LAW FOR REDEMPTION

BY THE MORTGAGOR, THE
MORTGAGOR'S PERSONAL
REPRESENTATIVES OR AS-
SIGNS, MAY BE REDUCED
TO FIVE WEEKS IF A JUDI-
CIAL 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 AGRI-
CULTURAL PRODUCTION,
AND ARE ABANDONED.

THIS COMMUNICATION
IS FROM A DEBT COLLEC-
TOR. WE ARE ATTEMPTING
TO COLLECT A DEBT. ANY
INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.

FIRST SECURITY BANK,
Mortgagee

DUNLAP & SEEGER, P. A.
By */s/ Benjamin S. King*
Benjamin S. King
Attorney Registration No.
0395466
Attorneys for Mortgagee
30 Third Street Southeast
Suite 400
Post Office Box 549
Rochester, MN 55903-0549
Telephone: (507) 288-9111

(Pub. June 17 - July 22, 2025)

STATE OF MINNESOTA COUNTY OF STEARNS

DISTRICT COURT
7th JUDICIAL DISTRICT
Court File No:
73-CO-24-1297
Case Type: Conciliation

Notice of Remote Zoom Hearing

Naomi Jean Theisen vs.
Terrell Lee Colins

You are notified this matter
is set for a remote hearing.
This hearing will not be in per-
son at the courthouse.

Hearing Information
July 30, 2025
Conciliation Hearing
10:00 AM

The hearing will be held
via Zoom and appearance
shall be by video unless oth-
erwise directed with Judicial
Officer Laura Moehle, Stearns
County District Court.

The Minnesota Judicial
Branch uses strict security
controls for all remote technol-
ogy when conducting remote
hearings.

Public Notices continued on page 12

Just Listed!



204 10th Ave. N. • Cold Spring • **\$315,000**

Welcome to this 4-Bed, 2-Bath Bi-Level on a large 0.5 Acres in Cold Spring. This spacious bi-level home features 4 bedrooms, 2 baths, and a large entryway for extra convenience. The kitchen and baths have beautiful granite countertops. This home has plenty of storage with an additional storage room. Walk into the home from the finished garage to the main or lower level for added convenience. It has a large lower-level living room that walks out to the large yard with mature trees. There is a well in the back for lawn watering. Seller is offering a flooring allowance so you can make this home your own.



Rhonda Green, Lakeshore Specialist
Realtor, GRI, E-PRO, RRS, CRS, CPS, CPRES

Cell 320-250-4648

rhondagreen@edinarealty.com
www.TheGreenTeamRealtyMN.com



Follow us on



@TheGreenTeamRealtyMN.com

Tracy Chiantera - Realtor/Transaction Coordinator • Jamie Juefls - Realtor/Marketing Coordinator
Kenna Tveit - Realtor • Kayla Deters - Realtor • Jan Dingmann - Realtor
Danna Ehresmann - Realtor • Susie Schultz - Referral Agent

SINGLE FAMILY HOME 113 ROOKERY DRIVE • COLD SPRING

\$419,900



ONE OF COLD SPRING'S BEST NEIGHBORHOODS!



JON DOLD REALTOR

320-492-7010

JON.DOLD@CENTURY21.COM

WWW.CENTURY21.COM/JONDOLD



Public Notices

continued from page 11

- You must:
- Notify the court if your address, email, or phone number changes.
 - Be fully prepared for the remote hearing. If you have exhibits you want the court to see, you must give them to the court before the hearing. Visit <https://www.mncourts.gov/Remote-Hearings.aspx> for more information and options for joining remote hearings, including how to submit exhibits.
 - Contact the court at 320-656-3620 if you do not have access to the internet, or are unable to connect by video.
 - If you need an interpreter, contact the court before the hearing date to ask for one.
- To join by internet:**
1. Type <https://zoomgov.com/join> in your browser's address bar.
 2. Enter the **Meeting ID and Meeting Passcode (if asked):**
Meeting ID: 161 848 9022
Passcode: 321020
 3. Update your name by clicking on your profile picture. If you are representing a party, add your role to your name, for example, John Smith, Attorney for Defendant.
 4. Click the **Join Audio** icon in the lower left-hand corner of your screen.
 5. Click **Share Video**.

Para obtener más información y conocer las opciones para participar en audiencias remotas, incluido cómo enviar pruebas, visite www.mncourts.gov/Remote-Hearings.

Booqo www.mncourts.gov/Remote-Hearings oo ka eego faahfaahin iyo siyaabaha aad uga qeybgeli karto dacwad-dhageysi ah fogaan-arag, iyo sida aad u soo gudbineysa wixii caddeymo ah.

Dated: May 21, 2025

George Lock
Stearns County Court Administrator
725 Courthouse Square
Room 134
St. Cloud MN 56303
320-656-3620

Filed in District Court
State of Minnesota
May 16, 2025

(Publish June 24, 2025)

Notice is hereby given that a public hearing will be held before the Cold Spring Planning Commission on Wednesday, July 16, 2025 to consider the following proposed ordinance.

City of Cold Spring

PROPOSED ORDINANCE NO. 426

AN ORDINANCE AMENDING SECTION 17, SUBD. 12 (12A) OF THE ZONING ORDINANCE REGULATING DRIVEWAY CURB WIDTHS

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

SUBDIVISION 1. Section 17, Subd. 12 (12a) of the Zoning Ordinance shall be amended by deleting the language stricken below and adding the language underlined.

1. Width of Driveway at Curb. Single-family residential access for driveways shall be a maximum of eighteen (18) feet for a single garage; twenty-two (22) feet for a double garage, and thirty (30) feet for a triple garage. Accesses serving multi-family and commercial uses shall be a minimum of twenty-four (24) feet in width and a maximum of thirty (30) feet in width. Accesses serving industrial uses shall be a minimum of thirty (30) feet in width and a maximum of forty (40) feet in width.

SUBDIVISION 2. This Ordinance shall become effective upon its passage and publication.

PASSED AND ADOPTED by the City Council of the City of Cold Spring, Minnesota, this 23rd day of July, 2025.

SIGNED:
Dave Heinen, Mayor

WITNESSED:
Kris Dockendorf,
City Administrator

(Pub. June 24 & July 1, 2025)

CONSTRUCTION MANAGEMENT SERVICES RFP

The City of Cold Spring is seeking proposals for construction management services (CMr) for the renovation of the existing city hall, fire department, library, and police department facility. The team se-

lected will be partnering with the City and the A/E from pre-construction through completion of construction of the facility. The team shall conduct construction progress meetings and pre-construction meetings, manage and be responsible for establishing the GMP, handling contracts with subcontractors, ensuring punch list completion, and provide site observation during construction. The selected applicant will work closely with the City Council and Building Committee. The selected applicant will not be able to bid the work.

A copy of the RFP is on the City's website at www.coldspring.gov/office or it can be obtained by contacting Cold Spring City Administrator, Kris Dockendorf at 320-685-3653, or kdockendorf@coldspring.gov.

All proposals shall be submitted to the City of Cold Spring by 4:00 p.m. CST on Thursday, July 10, 2025, at City of Cold Spring, ATTN: Kris Dockendorf, City Administrator, 27 Red River Ave S, Cold Spring, MN 56320.

(Pub. June 24 - July 1, 2025)

Notice of Public Hearing Stearns County, Board of Adjustment

Notice is hereby given that the Stearns County Board of Adjustment, in and for the County of Stearns, will conduct the following public hearings to consider variance applications:

1. To consider an **after-the-fact** request from **Rickey and Debra Hartmann, Kimball, MN** from Sections 9.9.A.(1), 10.2.11 A. (1) (a) and 10.2.11 A. (2), of Stearns County Land Use and Zoning Ordinance #439 to leave as constructed a 12 foot by 12 foot (144 Sqft) deck less than 10 feet to a side property line, ahead of the building line and less than 100 feet from the OHWL of Pearl Lake. Also, to construct a dwelling addition ahead of the building line and less than 100 feet from the OHWL of Pearl Lake. Said Ordinance requires structures to be located, at a minimum, 10 feet to a side property line, behind the building line or 100 feet landward of the OHWL of a lake classified as Recreational Development. **Affected property:** .17 acres of Government Lot 3, Section 3, T122N, R29W, Maine Prairie Township. **Property address: 9867 Eclipse Rd, Kimball, MN.**

2. To consider a request from **Gail Vinje trustee for Bernadine J. Weller Revocable Trust, Chanhassen MN**, from sections 5.1.3 C. (a), 7.16.2 and 10.2.8 A. (2) of Stearns County Land Use and Zoning Ordinance #439 and sections 1.16, 5.4.3 B (4) of Stearns County Subdivision Ordinance #230 and section 5.1.3 of Stearns County Sub-surface Sewage Treatment System Ordinance #422 to separate contiguous lots that are less than 66% of the dimensional standards in the shoreland overlay district of Cedar Island Lake and create a parcel that cannot support two soil treatment areas. Said Ordinance requires lots under the same ownership be combined with one or more contiguous lots and not be considered a separate lot for the purpose of sale, transfer or development; lots to be split shall have a minimum lot width of 150 feet, a minimum lot area of 40,000 square feet in the shoreland overlay district of a Recreational Development Lake; and that each lot must have a minimum of two soil treatment areas identified. **Affected Property:** Lots 1, 2, and the east ½ of lot 3, Sandy's Cedar Island Vista, Section 31, T123N, R30W, Wakefield Township. **Property Address: 19101 and 19107 Cedar Island Lake Road, Richmond MN.**

3. To consider a request from **Jeff Johnson** on behalf of the **Jeffrey Johnson & Lori Johnson Revocable Trust, South Haven MN**, to amend variance P-012250 to allow for the structure permitted to be 79 feet from the centerline of County Road 145 to be used as a residential dwelling. Said Variance allowed for a residential accessory structure to be 79 feet from the centerline of County Road 145. **Affected property:** Lot 1, Block 1 JCUBED Addition, Section 3, T 122N R27W. **Property Address: 19564 County Rd 45, Clearwater, MN.**

4. A request from **Travis Thull, Albany, MN** from Section 6.8.6 (B) of Stearns County Land Use and Zoning Ordinance #439 to construct an animal feedlot registered for 3.5 animal units. Said Ordinance allows one animal unit on this parcel. **Affected property:** 2.62 acres, SW ¼ & NW ¼ ¼, Section 21 in T125N, R031W, Albany Township,

Stearns County MN. **Property address: 34377 County Road 10 Albany, MN 56307.**

When and where is the meeting?

Date and Time: Thursday, July 10, 2025 - 6:00 p.m.

Location: Stearns County Service Center, Room 1104
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, you are invited to do so by attending said hearing in person or by joining virtually. To participate virtually, please contact Brian Krippner at Brian.Krippner@stearnscountymn.gov, Amber Mielke at Amber.Mielke@stearnscountymn.gov or call 320-656-3613 by Noon on the Wednesday preceding the meeting date.

Written Testimony: You may submit written testimony by emailing Brian Krippner at Brian.Krippner@stearnscountymn.gov, or Amber Mielke at Amber.Mielke@stearnscountymn.gov by 3pm on the hearing date. 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 hearing.

Where can I view the application?

Copies of the applications can be viewed approximately one week prior to the meeting at <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.

Stearns County Board of Adjustment

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 (320) 656-3613 early so arrangements can be made.

(Publish June 24, 2025)

MECHANIC LIEN SALE

Notice of Sale: 07/16/2025 at 12:00PM

Don Robinson Mitsubishi, 3711 Co. Rd. 137, St. Cloud, MN 56301

VIN: 2GNFLEE54C6227889, 2012 Chevrolet Equinox

Being sold due to nonpayment of repair order in the amount of \$856.90

(Pub. June 24 - July 8, 2025)

Stearns County Surplus Auction

Notice of upcoming Auction of Stearns County surplus, seized and forfeited assets located at Jeff Martin Auctioneers, 2910 9th St. East, Glencoe, MN 55336. 844-450-6200

Upper Midwest Public Automobile Auction – July 10th, 2025 at 5:30 PM CST.

More information can be found at JeffMartinAuctioneers.com.

(Publish June 24, 2025)

STATE OF MINNESOTA COUNTY OF STEARNS

DISTRICT COURT 7TH JUDICIAL DISTRICT CIVIL DIVISION

Court File No.: 73-CV-25-4791

Case Type: Civil/Quiet Title

SUMMONS

1550 91st, LLC, a Minnesota Limited Liability Company,

Plaintiff,

and

Kenneth Erie, Estate of Kenneth Erie, also the unknown heirs of Kenneth Erie, and all other persons unknown claiming any right, title, interest or lien in the real estate described in the complaint herein,

Defendants.

THIS SUMMONS IS DIRECTED TO THE ABOVE-NAMED DEFENDANTS:

You are hereby summoned and required to serve upon

Plaintiff's attorney an Answer to the Complaint which is herewith served upon you, within twenty (20) days after service of this Summons upon you, exclusive of the day of such service. If you fail to do so, judgment by default will be taken against you for the relief demanded in the Complaint.

Civil cases are subject to Alternative Dispute Resolution processes as provided in Rule 114 of the General Rules of Practice for the District Courts. Alternative Dispute Resolution includes mediation, arbitration, and other processes set forth in the rules. You may contact the Court Administrator for information about these processes and about resources available in your area.

This action involves, affects, or brings into question real property situated in Stearns County, Minnesota, legally described as follows:

All that part of Lots 10 and 11, Block 5, in Stearns Addition to the Town of St. Cloud; according to the plat thereof, described as follows:

Beginning at the Northeast corner of said Lot 10, thence running West on the North line of said Lot, 50 feet; thence South parallel with the East line of said Lot 10, 100 feet to a point 50 feet West of the Southeast corner of said Lot 10, thence East 50 feet to the Southeast corner of Lot 10; thence North 100 feet to point of beginning and there terminating Stearns County.

The object of this action is to obtain a quiet-title judgment that Plaintiff is the owner, in fee simple, of the above-described real property, and that none of the said Defendants have any estate or interest therein or lien thereon.

Dated: May 27, 2025

MARKVE & ZWEIFEL, P.L.L.C.
/s/ Kevin C. Beach
Kevin C. Beach
#0401159
Kassandra K. Heinrich
#396510
Attorney for Plaintiff
11282 86th Avenue North
Maple Grove, MN 55369
(763) 450-1639

(Pub. June 24 - July 8, 2025)

STATE OF MINNESOTA COUNTY OF STEARNS

DISTRICT COURT 7TH JUDICIAL DISTRICT PROBATE DIVISION

Court File No: 73-PR-25-4859

Estate of

Bruce Erwin Lunceford,

Decedent

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

Notice is given that an application for informal appointment of personal representative has been filed with the Registrar. No will has been presented for probate. The application has been granted.

Notice is also given that the Registrar has informally appointed Julene Bense, whose address is 14936 202nd Avenue NW, Elk River, MN 55330, as personal representative of the Estate of the Decedent. Any heir or other interested person may be entitled to appointment as personal representative or may object to the appointment of the personal representative. Unless objections are filed with the Court (pursuant to Minnesota Statutes section 524.3-607) and the Court otherwise orders, the personal representative has full power to administer the Estate including, after 30 days from the date of issuance of letters, the power to sell, encumber, lease or distribute real estate.

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

Notice is also given that (subject to Minnesota Statutes section 524.3-801) all creditors having claims against the Estate are required to present the claims to the personal representative or to the Court Administrator within four months after the date of this Notice or the claims will be barred.

Dated: June 12, 2025
Lea Hippe
Registrar

Dated: June 12, 2025
George Lock
Court Administrator

Filed in District Court
State of Minnesota
Dated June 12, 2025

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(Pub. June 24 & July 1, 2025)

PUBLIC NOTICE

Official notice is hereby given that a public hearing of the Richmond Planning Commission is scheduled to receive comments from the public on an amendment to the Zoning Map established for the city. The existing Zoning Map was adopted in 2006. There have been several land use requests processed by the city since then warranting an update of the map, including parcel lines and approved parcel rezoning designations.

The public hearing will be held on Thursday, June 26, 2025 commencing at 6:30 PM in the Richmond City Hall Council Chambers, 45 Hall Avenue SW, Richmond, MN 56368. Written or emailed comments submitted by noon on June 20, 2025 will be published in the packet. Written comments received after the comment period will be printed and made available to the Planning Commission during their meeting.

You may review meeting materials about the proposed zoning map amendment in advance of the meeting by visiting the city website at <https://www.ci.richmond.mn.us/> or paper copies at City Hall. Materials will be posted one week prior to the Planning Commission public hearing. Please contact the City Administrator at 320-597-2075 or skalthoff@ci.richmond.mn.us with any questions or comments.

Stacy Kalthoff,
City Administrator

(Publish June 24, 2025)

STATE OF MINNESOTA COUNTY OF STEARNS

DISTRICT COURT 7TH JUDICIAL DISTRICT CASE TYPE: Other Civil (Mortgage Foreclosure)

COURT FILE NO.: 73-CV-25-1385

The Honorable Mary B. Mahler

NOTICE OF SHERIFF'S SALE UNDER JUDGMENT OF MORTGAGE FORECLOSURE

Sentry Bank,

Plaintiff,

v.

Allan G. Brandenburger and The Estate of Allan G. Brandenburger,

Defendants.

NOTICE IS HEREBY GIVEN that under and by virtue of the judgment that was entered in the above-captioned matter on June 11, 2025, a certified copy of which has been delivered to me, I, Steve Soyka, Sheriff of Stearns County, Minnesota, will sell at public auction, to the highest bidder for cash, on Thursday, August 7, 2025, at 10:00 a.m., at the Office of the Stearns County Sheriff, 807 Courthouse Square, Room 136, St. Cloud, Minnesota 56303, the premises and real estate legally described on **Exhibit A** that have a street address of 1315 East Minnesota Street, St. Joseph, Minnesota 56374, and a tax identification number of 84-53432-0078 (“**Real Property**”).

The sale of the Real Property will be made to satisfy the sum of \$67,066.76, the total dollar amount, that as of May 12, 2025, the Court determined was due and owing from DEFENDANT ALLAN G. BRANDENBURGER to PLAINTIFF SENTRY BANK, plus the following: (1) pre-judgment interest from May 12, 2025 to the date of judgment; (2) after judgment, post-judgment interest at the statutory rate; (3) the costs and disbursements and reasonable attorney fees, including, but not limited to, costs and disbursements and

reasonable attorney fees related to the sale of the Real Property, that PLAINTIFF SENTRY BANK has incurred in this matter; and (4) any protective advances that PLAINTIFF SENTRY BANK has made or may make on the Real Property.

The sale shall be subject to redemption by the Mortgagor or personal representative(s) or assignee(s) of the Mortgagor within five (5) weeks from the date of the Court Order confirming the sale.

Dated this 12th day of June 2025.

STEARNS COUNTY SHERIFF

By: /s/ Jamie Florek

THIS INSTRUMENT WAS DRAFTED BY:

WINTHROP & WEINSTINE, P.A.

Benjamin M. Podobinski
225 South Sixth Street
Suite 3500
Minneapolis, MN 55402
(612) 604-6400

Exhibit A

Those parts of the West Half of the Northwest Quarter of the Southwest Quarter of Section 11, Township 124 North, Range 29 West, described as follows: Commencing at the West Quarter corner of said Section 11; thence South 89 degrees 06 minutes 08 seconds 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 degrees 06 minutes 08 seconds East along said Quarter line 148.26 feet; thence South 02 degrees 06 minutes 52 seconds East 175.45 feet to the centerline of County Aid Road #134; thence South 87 degrees 09 minutes 00 seconds West along said centerline 153.22 feet; thence North 00 degrees 31 minutes 15 seconds East 185.30 feet to the point of beginning, subject to the right-of-way of County Aid Road #134 over the Southerly 33 feet thereof and any easements of record.

And

Commencing at the West Quarter corner of said Section 11; thence South 89 degrees 06 minutes 08 seconds 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 degrees 06 minutes 52 seconds East 175.45 feet to the centerline of County Aid Road #134; thence North 87 degrees 09 minutes 00 seconds 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.

And

All that part of the West Half of the West Half of the Northwest Quarter of Section 11, Township 124 North, Range 29 West, Stearns County, Minnesota, lying Southerly of the Southerly right-of-way line of State Trunk Highway Number 52 as now constructed and traveled and Westerly of the Westerly line of Mohs Second Addition and Easterly of the following described line: Commencing at the West Quarter corner of said Section 11; thence South 89 degrees 06 minutes 08 seconds 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 line to be described; thence North 00 degrees 31 minutes 15 seconds East to said Southerly right-of-way line of State Trunk Highway Number 52 and said described line there terminating. Said tract being conveyed for the purpose of attachment to a contiguous tract as recorded in Book 65 of Miscellaneous on Page 123 and said tract hereinafter shall not be considered a separate tract or subdivision of land for purposes of conveyance, but rather a part of the tract to which it is being attached unless said tract shall become a part of a duly recorded plat. Said tract contain 0.32 acres, more or less. Subject to any easements of record, Stearns County, Minnesota.

(Pub. June 24 - July 29, 2025)