

STEARNS COUNTY SUMMARY FINANCIAL STATEMENT FOR THE YEAR ENDED DECEMBER 31, 2024

The purpose of this Report is to provide a summary of financial information concerning Stearns County for interested citizens. Questions about this report should be directed to Sarah Utsch, Stearns County Finance Director, (320) 656-3914.

A FULL AND COMPLETE COPY OF THE COUNTY FINANCIAL STATEMENT IS AVAILABLE ON THE COUNTY'S WEB SITE AT www.stearnscountymn.gov OR UPON REQUEST BY CALLING (320) 656-3914, OR BY WRITING TO SARAH UTSCH, STEARNS COUNTY FINANCE DIRECTOR, 705 COURTHOUSE SQUARE ROOM 148, ST. CLOUD, MN 56303

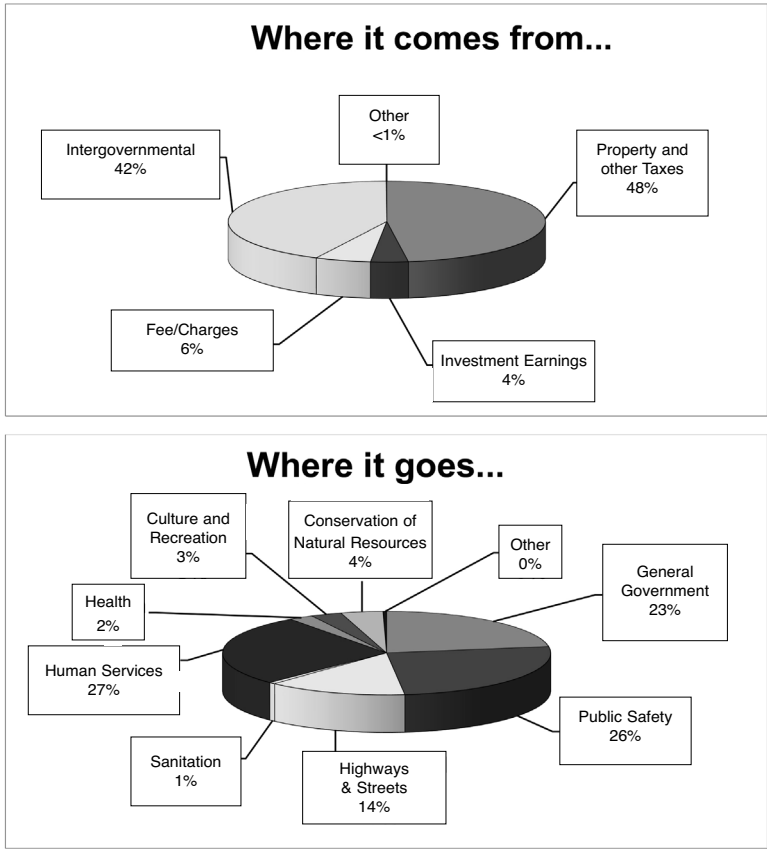
2024 COUNTY OFFICIALS

Office Name	Phone	Office Name	Phone
Commissioners:		Officers:	
1st District		Administrator	
Tarryl Clark *	(320) 656-3606	Michael Williams	(320) 656-3601
2nd District		Auditor/Treasurer	
Joe Perske	(320) 656-3606	Randy Schreifels	(320) 656-3900
3rd District		Attorney	
Jeff Bertram	(320) 656-3606	Janelle Kendall	(320) 656-3880
4th District		Financie Director	
Leigh Lenzmeier	(320) 656-3606	Sarah Utsch	(320) 656-3914
5th District		Sheriff	
Steve Notch	(320) 656-3606	Steve Soyka	(320) 259-3700
*2024 Chair			

A PROFILE OF STEARNS COUNTY

Key Indicator	2024	2023	Percent Increase (Decrease)
Estimated Population	163,999	160,977	1.88%
Total Tax Capacity	\$232,183,000	\$211,097,000	9.99%
Percent of Property Taxes Collected	99.31%	99.82%	(0.51%)
Total General Revenues	\$139,462,486	\$123,043,353	13.34%
Total Program Revenues	\$81,700,080	\$86,333,846	(5.37%)
Total Expenses			
Governmental activities	\$174,033,301	\$154,981,915	12.29%
Capital Assets			
Governmental activities	\$488,754,146	\$464,297,719	5.27%
Total Outstanding Net Bonded Debt of County			
General obligation	\$0	\$0	N/A
Revenue supported	\$0	\$0	N/A
Special assessment	\$1,511,000	\$1,725,000	(12.41%)
Bond Rating on Most Recent General Obligation Bond Issue AA+ (S&P)	AA+ (S&P)	AA+ (S&P)	N/A
Total Government-Wide Net Position			
Governmental activities	\$574,077,689	\$526,948,424	8.94%
Business-type activities	\$0	\$0	0.00%
Total Number of Full-Time Equivalent Employees	948.5	944.7	0.40%

STEARNS COUNTY'S 2024 GOVERNMENTAL FUNDS' FINANCES



Percentages may not equal 100% due to rounding

A User's Guide to County Financial Statements

The following definitions will help citizens understand the terminology that is used in the county's financial statement.

Basic Financial Statements

Stearns County's basic financial statements consist of three parts: government-wide financial statements, fund financial statements, and notes to the financial statements. The management's discussion and analysis and certain budgetary comparison schedules are required to accompany the basic financial statements and, therefore, are included as required supplementary information.

Government-wide financial statements display information about the county's financial reporting entity as a whole, except for its fiduciary activities. These statements should present separate information for the governmental activities of the county (primary government), as well as for its component units.

Fund financial statements display separate financial information for the county's governmental, proprietary, and fiduciary funds. Information for governmental funds is presented separately for major funds and in the aggregate total for non major funds.

Notes to the financial statements provide additional information and disclosure for information in the financial statements.

Governmental activities are generally activities of the county financed through taxes, intergovernmental revenues, and other nonexchange revenues. These activities are usually reported in governmental funds and internal service funds.

Financial reporting entity consists of the primary government (county), organizations for which the county is financially accountable and other organizations for which the nature and significance of their relationship with the county are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete. The nucleus of a county's financial reporting entity is the primary government, the county.

Primary government is a term used in connection with defining the financial reporting entity. The primary government is the focus of the financial reporting entity. For the county, the primary government represents the financial activities, funds, or accounts directly under the control of the county board.

Component unit describes a legally separate organization for which the county board is financially accountable. In addition, component units can be other organizations for which the nature and significance of their relationship with the county are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

County Governmental Fund Types

The **General Fund** is the general operating fund of the county. It is used to account for all financial resources, except those that are required to be accounted for in another fund.

Special Revenue Funds are used to account for the proceeds of specific revenue sources that are legally restricted for specified purposes.

Debt Service Funds are used to account for the accumulation of resources for, and the payment of principal, interest, and related costs of general long-term debt.

Capital Projects Funds are used to account for financial resources to be used for the acquisition or construction of major capital facilities.

County Proprietary Funds

Internal Service Funds are used to report any activity that provides goods or services to other funds, departments, or agencies of the primary government and its component units, or to other governments, on a cost reimbursement basis.

County Fiduciary Funds

Fiduciary Funds are used to account for assets held by the county as an agent for individuals, private organizations, other governments, and/or other funds; for example, taxes collected and held by a county for a school district.

Character Classification of County Expenditures

The county's governmental expenditures are classified by character for the period expenditures are presumed to benefit. The county has the following character classifications:

Current operating expenditures are presumed to benefit the current fiscal period.

Intergovernmental represent resources transferred by to the county to other governments.

Capital outlays are presumed to benefit current and future fiscal periods and include amounts expended for the construction or acquisition of county capital assets.

Debt services are presumed to benefit prior fiscal periods as well as current and future periods and includes amount expended for the payment of principal, interest, and other costs associated with debt.

Classification of County Functions

Functions are a group of related activities aimed at accomplishing a major service or regulatory program for which the county is responsible. The county has the following function classifications:

The **General Government** function includes expenditures for general county activities such as the county commissioners, county administration, county attorney's office, county auditor-treasurer's office, property services, environmental services office, and other county general service offices.

Public Safety relates to the objective of protection of persons and property and includes expenditures for corrections activities, operations of the sheriff's department, the county jail, civil defense, and emergency services.

Highways and Streets includes expenditures relating to the construction and maintenance of county highways and bridges.

Sanitation involves expenditures for the removal and disposal of waste and includes county solid waste collection and disposal, recycling.

Human Services represents activities designed to provide public assistance and institutional care for individuals unable to provide essential needs for themselves. These programs include child support collection, child welfare, chemical dependency, medical assistance, and others.

Health involves all activities involved in the conservation and improvement of public health. This function includes expenditures for the county public health department, home health aid services, other nursing services, maternal and child health, supplemental nutrition programs, and programs to protect public and private water systems.

Culture and Recreation involves cultural and recreational activities maintained for the benefit of county residents and visitors. These activities include public libraries, county parks, and other recreation programs.

Conservation involves activities designed to conserve and develop such natural resources as water, soil, and forests and includes such programs as soil and water conservation, county extension, water planning, and other.

Economic Development activities are directed toward economically developing the area encompassed by the county and providing assistance to, and opportunity for, economically disadvantaged persons or businesses..

Summary of Stearns County's Statement of Net Position December 31, 2024

	Primary Government Governmental Activities	Component Unit Housing and Redevelopment Authority of Stearns County		Primary Government Governmental Activities	Component Unit Housing and Redevelopment Authority of Stearns County
Assets			Liabilities		
Cash and pooled investments	\$ 177,907,790	\$ 3,579,498	Payables	\$ 13,724,155	\$ 334,137
Receivables	5,392,947	547,212	Due to other governments	715,157	—
Due from other governments	11,944,782	14,500	Unearned Revenue	12,474,852	609
Inventories	984,296	—	Long-term liabilities		
Prepaid items	76,214	36,062	Due within one year	15,706,971	109,538
Capital assets			Due within more than one year	4,812,570	8,937,032
Land	18,817,220	530,558	Net pension liability	34,843,398	—
Construction in Progress	20,141,879	4,778,911	OPEB payable	4,332,692	—
Right of way	21,123,216	—	Total Liabilities	\$86,609,795	\$ 9,381,316
Infrastructure	354,712,807	—	Deferred Inflows of Resources		
Buildings	51,415,569	2,620,130	Advance allotments for state aid	\$ 4,512,152	\$ —
Machinery, furniture and equipment	22,543,455	119,273	Deferred pension inflows	36,470,267	—
Total Assets	\$ 685,060,175	\$ 12,226,144	Deferred OPEB inflows	1,312,432	—
Deferred Outflows of Resources			Deferred lease inflows	467,230	—
Deferred pension outflows	\$ 17,955,791	\$ —	Total Deferred Inflows of Resources	\$ 42,762,081	\$ —
Deferred OPEB outflows	\$ 433,599	\$ —	Net Position		
Total Deferred Outflows of Resources	\$ 18,389,390	\$ —	Net investment in capital assets	\$483,466,690	\$ 1,201,468
			Restricted	42,651,868	390,130
			Unrestricted	47,959,131	1,253,230
			Total Net Position	\$574,077,689	\$ 2,844,828

Summary of Stearns County's Statement of Activities For the Year Ended December 31, 2024

Functions/Programs

Functions/Programs	Expenses	Program Revenues	Net (Expense) Revenue
Primary Government			
Governmental activities:			
General government	\$ 39,214,237	\$ 7,389,017	\$(31,825,220)
Public safety	44,717,442	7,832,239	(36,885,203)
Highways and streets	23,833,423	25,970,776	2,137,353
Sanitation	1,111,279	1,731,725	620,446
Human services	47,792,545	26,170,192	(21,622,353)
Health	4,205,119	6,114,560	1,909,441
Culture and recreation	5,322,113	3,361,444	(1,960,669)
Conservation of natural resources	7,219,044	3,072,614	(4,146,430)
Economic development	479,290	57,513	(421,777)
Interest	138,809	—	(138,809)
Total Primary Government	\$174,033,301	\$81,700,080	\$(92,333,221)

General revenues:

General revenues:	
Taxes	\$ 105,789,667
Grants and contributions not restricted to specific programs	25,123,734
Other General Revenues	<u>8,549,085</u>

Net Change in net position

Component Unit

Component Unit			
Housing and Redevelopment Authority	\$ 3,448,830	\$ 2,634,164	\$ (814,666)

General revenues

General revenues				
Taxes				\$ 444,618

Grants and con

Grants and contributions not restricted to specific programs	7,127
Other general revenues	<u>101,247</u>

Net Chang

Net Change in net position	\$ (261,674)
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Major Funds

A Summary Balance Sheet of Governmental Funds December 31, 2024

Major Funds

	General	Road and Bridges	Human Services	American Recovery	Opiod Remediation	Debt Service	Capital Projects	Nonmajor Funds	Total <u>Gov. Funds</u>
Cash and pooled investments	\$51,569,372	\$26,772,883	\$34,929,915	\$12,291,103	\$2,700,382	\$5,051,996	\$28,236,242	\$14,968,051	\$176,519,944
Petty cash and change funds	15,700	-	-	-	-	-	-	1,150	16,850
Departmental Cash	2,500	-	-	-	-	-	-	-	2,500
Taxes receivable delinquent	559,793	106,962	408,590	-	-	19,548	24,686	19,274	1,138,853
Special assessments receivable									
Delinquent	1,438	-	-	-	-	1,536	-	29,267	32,241
Noncurrent	266,671	-	-	-	-	1,390,970	-	36,272	1,693,913
Accounts receivable - net	150,248	16,388	701,493	-	-	-	-	107,633	975,762
Accrued interest receivable	541,891	-	-	-	-	-	-	-	541,891
Due from other governments	670,480	5,936,964	5,170,896	52,150	-	-	34,300	58,181	11,922,971
Leases receivable	472,858	-	-	-	-	-	-	-	472,858
Loans receivable	-	-	-	-	-	-	-	537,429	537,429
Inventories	-	984,296	-	-	-	-	-	-	984,296
Advances to other funds	247,462	-	-	-	-	-	-	-	247,462
Prepaid Items	76,214	-	-	-	-	-	-	-	76,214

Liabilities, Deferred Inflows of Resources and Fund Balances

Liabilities, Deferred Inflows of Resources and Fund Balances									
Liabilities									
Accounts payable	\$ 4,787,645	\$ 126,005	\$ 838,589	\$ 147,239	\$ —	\$ —	\$ 85,714	\$ 68,618	\$ 6,053,810
Salaries and benefits payable	2,978,763	283,920	1,977,460	—	—	—	—	72,552	5,312,695
Contracts payable	—	882,310	—	—	—	—	696,358	—	1,578,668
Due to other governments	142,269	19,594	508,391	—	—	—	—	30,932	701,186
Unearned revenue	1,144,505	—	240,023	11,090,324	—	—	—	—	12,474,852
Advance from other funds	—	—	—	—	—	36,562	—	210,900	247,462
Total Liabilities	\$ 9,053,182	\$ 1,311,829	\$ 3,564,463	\$ 11,237,563	\$ —	\$ 36,562	\$ 782,072	\$ 383,002	\$ 26,368,673
Deferred Inflows of Resources									
Advance allotments for state aid	\$ —	\$ 4,512,152	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ 4,512,152
Unavailable revenue	1,078,804	4,458,204	940,182	52,150	—	1,410,349	15,726	180,039	8,135,454
Deferred lease inflows	467,230	—	—	—	—	—	—	—	467,230
Total Deferred Inflows of Resources	\$ 1,546,034	\$ 8,970,356	\$ 940,182	\$ 52,150	\$ —	\$ 1,410,349	\$ 15,726	\$ 180,039	\$ 13,114,836
Fund Balances									
Nonspendable	\$ 323,676	\$ 984,296	\$ —	\$ —	\$ —	\$ —	\$ —	\$ 11,926	\$ 1,419,898
Restricted	5,105,126	10,979,764	880,550	—	2,700,382	5,017,139	852,314	13,819,509	39,354,784
Committed	—	—	—	1,053,540	—	—	—	786,977	1,840,517
Assigned	108,191	11,571,248	35,825,699	—	—	—	26,645,116	618,065	74,768,519
Unassigned	38,438,418	—	—	—	—	—	—	(142,261)	38,296,157

Total Fund Balances	<u>\$43,975,411</u>	<u>\$23,535,308</u>	<u>\$36,706,249</u>	<u>\$ 1,053,540</u>	<u>\$ 2,700,382</u>	<u>\$ 5,017,139</u>	<u>\$27,497,430</u>	<u>\$15,194,216</u>
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Resources and Fund Balances	\$54,574,627	\$33,817,493	\$41,210,894	\$12,343,253	\$ 2,700,382	\$ 6,464,050	\$28,295,228	\$15,757,257	\$195,163,184
A Summary of Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances For the Year Ended December 31, 2024									
	Major Funds								
	<u>General</u>	<u>Road and Bridge</u>	<u>Human Services</u>	<u>American Recovery</u>	<u>Opioid Remediation</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Nonmajor Funds</u>	<u>Total Gov. Funds</u>
Revenues									
Taxes	\$47,524,671	\$19,606,000	\$32,961,075	\$ —	\$ —	\$ 21,072	\$ 3,150,078	\$2,009,732	\$105,272,628
Special assessments	20,951	—	—	—	—	184,099	—	555,770	760,820
Licenses and permits	939,078	108,968	—	—	—	—	—	285,227	1,333,273
Intergovernmental	18,983,964	23,075,468	34,643,318	9,592,985	—	—	862,358	287,554	87,445,647
Charges for services	5,867,539	56,103	1,053,192	—	—	—	—	860,448	7,837,282
Fines and forfeits	49,688	—	—	—	—	—	—	244,355	294,043
Gifts and contributions	1,740	—	—	—	—	—	—	28,117	29,857
Investment income	6,613,923	—	—	—	—	—	—	23,837	6,637,760
Net change in fair value of investments	1,743,758	—	—	—	—	—	—	—	1,743,758
Settlement	—	—	—	—	1,584,847	—	—	—	1,584,847
Miscellaneous	1,991,602	76,542	201,923	812,843	—	—	168,052	129,794	3,380,756

Expenditures

Current							
General Government	\$ 32,950,652	\$ –	\$ –	\$ 3,583,251	\$ –	\$ 1,500	\$ 925,621 \$ 644,791 \$ 38,105,815
Public Safety	34,067,792	–	9,831,155	151,209	–	–	8,250 44,058,406
Highways and streets	–	39,300,011	–	62,527	–	–	3,140 39,365,678
Sanitation	–	–	–	–	–	–	– 1,110,826
Human Services	–	–	49,178,745	705,990	–	–	– 49,884,735
Health	–	–	4,168,169	–	152,153	–	– 4,320,322
Culture and recreation	3,080,450	–	–	79,916	–	–	– 1,754,962 4,915,328
Cons. of natural resources	7,142,947	108,911	–	75,000	–	1,758	– 13,621 7,342,237
Economic development	62,743	–	–	–	–	–	– 444,823 507,566
Intergovernmental							
Highways and streets	–	1,084,956	–	–	–	–	– 1,084,956
Capital outlay							
General government	–	–	–	–	–	1,663,726	– 1,663,726
Public safety	–	–	–	–	–	3,920,070	– 3,920,070
Highways and streets	–	–	–	–	–	1,516,610	– 1,516,610
Culture and recreation	–	–	–	–	–	228,206	– 228,206
Debt service							
Principal	1,549,693	–	161,376	–	–	210,000	– 2,056,529
Interest	120,654	–	1,110	–	–	39,926	– 163,034

Total Expenditures	\$ 16,974,931	\$40,493,878	\$63,340,333	\$ 4,637,893	\$ 152,133	\$ 233,184	\$ 8,391,039	\$ 3,980,413	\$200,244,046
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Excess of Revenues Over (Under) Expenditures	\$ 4,761,983	\$ 2,429,203	\$ 5,518,953	\$ 5,747,935	\$ 1,432,694	\$ (48,013)	\$(4,210,551)	\$ 444,421	\$ 16,076,625
Other Financing Sources (Uses)									
Transfers in	\$ 3,235,694	\$ 2,730,950	\$ 409,844	\$ —	\$ —	\$ —	\$ 19,948,348	\$ 77,482	\$ 26,402,318
Transfers out	(9,165,376)	(492,497)	(11,298,888)	(4,961,725)	—	—	(154,185)	(246,747)	(26,319,418)
Leases issued	181,403	—	—	—	—	—	16,385	—	197,788
Loans issued	183,678	—	—	—	—	—	—	—	183,678
Subscriptions issued	492,431	—	278,547	—	—	—	118,391	—	889,369
Proceeds from sale of capital assets	91,178	99,365	—	—	—	—	—	28,276	218,819
Total Other Financing Sources (Uses)	\$(4,980,992)	\$ 2,337,818	\$(10,610,497)	\$(4,961,725)	\$ —	\$ —	\$ 19,928,939	\$ (140,989)	\$ 1,572,554
Net Change in Fund Balances	\$ (219,009)	\$ 4,767,021	\$(5,091,544)	\$ 786,210	\$ 1,432,694	\$ (48,013)	\$ 15,718,388	\$ 303,432	\$ 17,649,179
Fund Balances - January 1	\$ 44,194,420	\$ 18,768,287	\$ 41,797,793	\$ 267,330	\$ 1,267,688	\$ 5,065,152	\$ 11,779,042	\$ 14,890,784	\$ 138,030,496
Fund Balances - December 31	\$ 43,975,411	\$ 23,535,308	\$ 36,706,249	\$ 1,053,540	\$ 2,700,382	\$ 5,017,139	\$ 27,497,430	\$ 15,194,216	\$ 155,679,675

A Summary of Changes in Fiduciary

Net Position December 31, 2024

	Social Welfare Private Purpose <u>Trust Fund</u>	Custodial <u>Funds</u>
Additions		
Contributions from individuals	\$ 95,043	\$ 1,258,773
Property tax collections for other govt.	—	189,497,245
Assessments for others	—	269,625
License and fees collected for state	—	54,194,659
Intergovernmental revenue	—	1,309,092
Fines and forfeitures	—	88,764
Investment earnings	—	3,102
Miscellaneous	—	94,572
Total Additions	<u>\$ 95,043</u>	<u>\$246,715,932</u>
Deductions		
Distribution to State	\$ —	\$ 54,238,996
Payments of property tax to other entities	—	189,875,959
Payments to other individuals/entities	93,718	1,503,328
Loan repayments	—	496,008
Operating expenses	—	1,319,661
Total Deductions	<u>\$ 93,718</u>	<u>\$247,433,952</u>
Change in net position	<u>\$ 1,325</u>	<u>\$ (718,120)</u>
Net Position - January 1, as previously reported	\$ 20,542	\$ 5,524,404
Restatement	—	4,111,029
Net Position - January 1 as restated	<u>\$ 20,542</u>	<u>\$ 9,635,433</u>
Net Position - December 31	<u>\$ 21,867</u>	<u>\$ 8,917,313</u>

A Summary of Proprietary Funds

Statement of Net Position

December 31, 2024	
	Internal Service <u>Funds</u>
Assets	
Current Assets	
Cash & pooled investments	\$ 1,368,496
Due from other govt.	<u>21,811</u>
Total current assets	<u>\$ 1,390,307</u>
Long-term assets	
Capital assets	
Depreciable/amortizable - net of accumulated depreciation and amortization	<u>\$ 56,250</u>
Total Assets	<u>\$ 1,446,557</u>
Liabilities	
Current Liabilities	
Accounts payable	\$ 689,080
Due to other govt.	<u>13,971</u>
Total Liabilities	<u>\$ 703,051</u>
Net Position	
Investment in capital assets	\$ 56,250
Unrestricted	<u>\$ 687,256</u>
Total Net Position	<u>\$ 743,506</u>

A Summary of Proprietary Funds

Statement of Revenues, Expenses, and

Changes in Net Position

For the Year Ended December 31, 2024	
	Internal Service Funds
Operating Revenues	
Charges for Services	\$ 2,230,898
Miscellaneous	<u>228,150</u>
Total Operating Revenues	\$ 2,459,048
Operating Expenses	
Cost of services	\$ 2,702,933
Operating Income (Loss)	\$ (243,885)
Non Operating Revenue (Expenses)	
Intergovernmental	<u>\$ 1,884</u>
Income (Loss) Before Transfers	\$ (242,001)
Other Financing Sources and (Uses)	
Transfers out	<u>\$ (82,900)</u>
Change in Net Position	\$ (324,901)
Net Position – January 1	<u>\$ 1,068,407</u>
Net Position – December 31	<u>\$ 743,506</u>

A Summary Statement of Fiduciary of

Net Position December 31, 2024

Social Welfare

	Private Purpose	Custodial
	<u>Trust Fund</u>	<u>Funds</u>
Assets		
Cash and pooled investments	\$21,867	\$ 5,066,613
Taxes receivable for other govt.	—	2,718,302
Assessments receivable for other govt.	—	3,884,646
Accounts receivable - net	—	251,542
Due from other governments	—	195,996
Total Assets	<u>\$21,867</u>	<u>\$12,116,399</u>
Liabilities		
Accounts payable	\$ —	\$ 142,482
Salaries and benefits payable	—	2,009
Due to other governments	—	2,841,211
Unearned revenue	—	174,514
Total Liabilities	<u>\$ —</u>	<u>\$ 3,160,216</u>
Deferred Inflows of Resources		
Taxes collected in adv. of levy	\$ —	\$ 38,870
Net Position		
Restricted for:		
Individuals, organizations, and other governments	<u>\$21,867</u>	<u>\$ 8,917,313</u>

Public Notices

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, and Unifund CCR Partners,

Defendants.

NOTICE IS HEREBY GIVEN that under and by virtue of the judgment that was entered in the above-captioned matter on September 22, 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, November 20, 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 \$72,250.11, the total dollar amount, that as of September 22, 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 September 22, 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 24th day of September 2025.

STEVE SOYKA
STEARNS COUNTY SHERIFF

By: /s/ Jon F. Lentz
Stearns County Deputy Sheriff

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 to 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. Oct. 7 - Nov. 11, 2025)

STATE OF MINNESOTA STEARNS COUNTY

**DISTRICT COURT
7TH JUDICIAL DISTRICT
Court File No:
73-PR-25-8196
Case Type:
Informal Probate**

**In re the Estate of
Jean Renee Kuglin,
Deceased**

**Notice of Informal Probate
of Will and Appointment of
Personal Representative
and Notice to Creditors**

**TO ALL INTERESTED
PERONS AND CREDITORS:**
Notice is hereby given that an application for informal probate of the above-named Decedent's Last Will dated December 20, 2006, has been filed with the Probate Registrar, and the application has been granted.

Notice is also given that the Probate Registrar has informally appointed Lisa Koch, whose address is 8166 Lower 147th St. W., Apple Valley, MN 55124 and Brenda Vierzba, whose address is 601 1st St. S., Cold Spring, MN 56320 as co-personal representative of the Estate of the Decedent. Any heir, devisee 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 pursuant to Minn. Stat. § 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 probate of the Will, or 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 Minn. Stat. § 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 (4) months after the date of this Notice, or the claims will be barred.

Dated: October 29, 2025
Lea Hippe
Probate Registrar

Dated: October 29, 2025
George Lock
Court Administrator

Filed in District Court
State of Minnesota
Dated October 29, 2025

(Publish Nov. 4 & 11, 2025)

STATE OF MINNESOTA STEARNS COUNTY

**DISTRICT COURT
7TH JUDICIAL DISTRICT
Court File No:
73-PR-25-8598
Case Type:
Informal Probate**

**In re the Estate of
Donald Berthold Lieser,
aka Donnie Berthold Lieser,
aka Donny Berthold Lieser,
Deceased**

**Notice of Informal
Appointment of
Personal Representative
and Notice to
Creditors (Without a Will)**

**TO ALL INTERESTED
PERONS AND CREDITORS:**
Notice is hereby given that an application for informal appointment of co-personal representative has been filed with the Probate Registrar. No will has been presented for probate. The application has been granted.

Notice is also given that the Probate Registrar has informally appointed Danielle Hennen, whose address is 1421 2nd St. N., Cold Spring, MN 56320 and Amanda Johnson, whose address is 4853 Sonoma Ct., Woodbury, MN 55129 as co-Personal Representative of the Estate of the Decedent. Any heir, devisee 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 pursuant to Minn. Stat. § 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.

Notice is also given that, subject to Minn. Stat. § 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 (4) months after the date of this Notice or the claims will be barred.

Dated: October 14, 2025
Lea Hippe
Probate Registrar

Dated: October 14, 2025
George Lock
Court Administrator

Filed in District Court
State of Minnesota
Dated October 14, 2025

(Publish Nov. 4 & 11, 2025)

**PUBLIC NOTICE OF
PUBLIC HEARING
CITY OF RICHMOND
PLANNING COMMISSION
MEETING
Wed., November 20, 2025
5:30 P.M.
RICHMOND CITY HALL
COUNCIL CHAMBERS
45 Hall Avenue SW,
Richmond, MN 56368**

Pursuant to Minn. Stat. 462.355, Subd. 2 official notice is hereby given that a public hearing of the Richmond Planning Commission is scheduled to receive comments from the public on the updated Richmond Comprehensive Plan. The Comprehensive Plan has been under review for updates since 2023, with input gathered through multiple community engagement efforts, stakeholder consultations, and City meetings. The updated plan is now being prepared for adoption.

The public hearing will be held at a special Planning Commission meeting on Thursday, November 20, 2025 commencing at 5:30 PM located in the Richmond City Hall Council Chambers, 45 Hall Avenue SW, Richmond, MN 56368. Written or emailed comments submitted by noon on November 13, 2025 will be published in the packet. Written com-

ments received after the comment period will be printed and made available to the Planning Commission during their meeting. Following the Planning Commission meeting public hearing, the Richmond City Council is scheduled to review and take action on the proposed plan at its regular meeting on November 20, 2025. All interested persons are encouraged to attend the meetings and provide input.

You may review and provide feedback to the Comprehensive Plan update on the online comment platform: <https://tinyurl.com/ehkap8d4> or by visiting City Hall to review the physical copy. 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 Nov. 4 & 11, 2025)

STATE OF MINNESOTA COUNTY OF STEARNS

**DISTRICT COURT
7TH JUDICIAL DISTRICT
Probate Court Division
Court File No.:
73-PR-25-8945**

**ORDER AND NOTICE OF
HEARING ON PETITION
FOR FORMAL ADJUDICATION
OF INTESTACY,
DETERMINATION OF
HEIRSHIP AND APPOINTMENT
OF PERSONAL REPRESENTATIVE IN
UNSUPERVISED
ADMINISTRATION AND
NOTICE TO CREDITORS**

In Re: Estate of

**Ronald J. McCarney
Decedent**

**TO ALL INTERESTED
PERSONS AND CREDITORS:**

It is Ordered and Notice is hereby given that on the 5th day of December, 2025, at 8:45 A.M., a hearing will be held in the above named Court at St. Cloud, Minnesota, on petition of Kris Thrower, for the adjudication of intestacy and determination of heirship of the above named decedent, and for the appointment of Kris Thrower, whose address is 183 Little Canada Road E. #117, Little Canada, MN 55117, as personal representative of the estate of the above named decedent in unsupervised administration, and that any objections thereto must be filed with the Court. That, if proper, and no objections are filed, a personal representative will be appointed to administer the estate, to collect all assets, pay all legal debts, claims, taxes and expenses, and sell real and personal property, and do all necessary acts for the estate.

Notice is further given that ALL CREDITORS having claims against said estate are required to present the same to said personal representative or to the Court Administrator within four months after the date of this notice or said claims will be barred.

This hearing will be held administratively and no appearances are required unless objections are filed. If objections are filed a new hearing date will be set.

(COURT SEAL)

Dated: October 22, 2025
William Cashman
Judge

Filed in District Court
State of Minnesota
Dated October 22, 2025

**Attorney
Willenbring, Dahl, Wocken
& Zimmermann, PLLC
Kelly A. Springer
(0387850)
318 Main Street – Box 417
Cold Spring, MN 56320
Telephone: (320) 685-3678**

(Publish Nov. 4 & 11, 2025)

COLD SPRING NOTICE OF ASSESSMENT HEARING

Notice is hereby given that the City Council of the City of Cold Spring will meet on **Wednesday, November 26, 2025** in City Hall at **5:00 p.m.**, or as soon thereafter as the matter may be considered, to consider and possibly adopt the proposed assessments for delinquent utility balances, and nuisance abatements.

The proposed assessment roll is on file for public inspection and additional information is available at the office of the City Administrator. The proposed assessments are as follows: Parcel ID 48.29139.0320 in the amount of \$226.95, parcel ID 48.29139.0302 in the amount of \$401.38, parcel ID 48.29897.0000 in the amount of

\$162.99, parcel ID 48.29962.0000 in the amount of \$350.00. Written or oral objections will be considered at the meeting. No appeal may be taken as to the amount of the assessment unless a written objection signed by the affected property owner is filed with the City Administrator prior to the assessment hearing or presented to the Mayor at the hearing. An owner may appeal an assessment to district court by serving notice of the appeal upon the Mayor or City Administrator within 30 days after the adoption of the assessment and filing such notice with the district court within ten days after service upon the Mayor or City Administrator.

Such persons that desire to be heard with reference to the proposed assessment will be heard at this meeting.

(Publish November 11, 2025)

STATE OF MINNESOTA STEARNS COUNTY

**DISTRICT COURT
7TH JUDICIAL DISTRICT
Court File Number:
73-CV-25-4690**

**Order to Show Cause
(Minn. Stat. § 588.04)**

Alexandra Lynn Evenson

vs.

Louis Franz Masonick

Upon reading the Affidavit in Support of Order to Show Cause, and upon all of the files and records and the motion of the **Judgment Creditor**;

It is Ordered, that Louis Franz Masonick; the **Judgment Debtor**, personally appear via Zoom on December 15, 2025 at 3:45 PM and show cause (explain) why you should not be found in contempt of court for not providing the completed *Financial Disclosure Form* as required by the Order for Disclosure.

To join by internet:
- Type <https://zoomgov.com/join> in your browser's address bar.
- Enter the Meeting ID and Meeting Passcode (if asked):
Meeting ID: 161 848 9022
Passcode: 321020

If you fail to appear at the scheduled hearing, the court may issue a bench warrant for your arrest.

Dated: November 3, 2025

Nathaniel Welte
Judge of District Court

(Publish November 11, 2025)

STEARNS COUNTY BOARD OF COMMISSIONERS NOTICE OF INTENT TO ENACT AN ORDINANCES

Pursuant to Minnesota Statutes Chapter 375, notice is hereby given that the Stearns County Board of Commissioners intends to consider the enactment of the following Ordinances:

Stearns County Ordinance Numbers 698, 699 and 700 shall be considered for enactment at a meeting to be held on **December 2, 2025 after 9:00am** in the County Board Room, Stearns County Administration Center, 705 Courthouse Square, St. Cloud, Minnesota. The agenda will be available approximately 2 business days prior to the meeting on the Stearns County website on the Meetings on Demand page at <https://stearnscounty.civicweb.net/Portal/> or by contacting Stearns County Environmental Services.

The general purpose and subject matter of Ordinance Number 698 is as follows:

It amends Ordinance Number 439 by rezoning 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 NW1/4 SW1/4, lying east of 65th Ave, in Section 20 of Brockway Township (126/28). The address is 6494 County Rd 5, Rice MN.

The general purpose and subject matter of Ordinance Number 699 is as follows:

It amends Ordinance Number 439 by rezoning 40 acres from the Transitional 20 (T-20) zoning district to the Agricultural 40 (A-40) zoning district. The property is the SE1/4 NW1/4, lying ¾ mile east of County Rd 2, in Section 18 of Brockway Township (126/28). The property isn't addressed.

The general purpose and subject matter of Ordinance Number 700 is as follows:

It amends Ordinance Num-

ber 439 by rezoning approximately 40.50 acres from the Agricultural 40 (A-40) zoning district to the Residential 10 (R-10) zoning district. The property is part of Government Lots 3 and 4, lying north and south of Lake Maria Rd, on both Crooked Lake and Maria Lake, in Section 8 of Lynden Township (122/27). The address is 18564 Lake Maria Rd, Clearwater MN.

A copy of the proposed Ordinances is on file at the Stearns County Environmental Services Department or by calling 320-656-3613.

(Publish November 11, 2025)

Stearns County Board of Commissioners Meeting Minutes Tuesday, October 21, 2025

Call to Order
9:00 AM Meeting called to order by Jeff Bertram, Chair, on October 21st, 2025, in the Board Room of the Stearns County Administration Center, 705 Courthouse Square, St. Cloud, MN.

Roll Call
Present: Commissioner District 1 Tarryl Clark, Commissioner District 2 Joe Perske (Remote), Commissioner District 3 Jeff Bertram, and Commissioner District 5 Steve Notch

Approve Agenda
Motion was made to approve the Agenda and Consent Agenda with the addition of E.12. to the Consent Agenda and switching the order of items F.1. and F.2. under Administration.

**RESULT: APPROVED
(UNANIMOUS)**
MOVER: District 5 Steve Notch

SECONDER: District 1 Tarryl Clark

ROLL CALL VOTE:
AYES: District 1 Tarryl Clark, District 2 Joe Perske, District 3 Jeff Bertram and District 5 Steve Notch

Consent Agenda
E.1. Approve County Board Minutes from October 7th, 2025.

E.2. Approve the advertisement for the Deceased Body Removal and Transportation Services Bid for the period of three years, starting January 1st, 2026, through December 31st, 2028.

E.3. Approve Amended 2026 Stearns County Board Meeting Schedule updating the location of the April 7th, 2026 meeting to be held at the City of Melrose Council Chambers at 6:00PM.

E.4. Approve Cost Share Agreement between City of Albany and County of Stearns for CP 073-157-021; Reconstruction of County Road 157 within Albany City limits.

E.5. Award Bid Contract to Burski Excavating, Inc. for SAP 073-602-051; County State Aid Highway 2 reconstruction from 421st Avenue to CSAH 1, in the amount of \$2,554,289.70.

E.6. Award Bid Contract to Kern & Tabery, Inc. for CP 073-612-025; County State Aid Highway 12 reconstruction from west limits of St Martin to CSAH 14, in the amount of \$5,784,775.85.

E.7. Approve 2026 Police Services Contracts with Cities of St. Augusta, Rockville, Holdingsford, and St. Stephen.

E.8. **Approve**, as recommended by the Stearns County Planning Commission, a **request for a Conditional Use Permit for an after-the-fact major shoreland alteration submitted by Carrie L Johnson Rev Trust** according to sections 10.2.14 D. and 10.2.14 I. of Stearns County Land Use and Zoning Ordinance #439 and **adopt 10 Findings-of-Fact. The request includes topographic alteration and retaining walls constructed on steep slopes in the shore impact zone of Murray Lake.** The property is Lot 2 Block 1 of Murray Lake Park Section 26 in Maine Prairie Township (122/29). The address is 15479 State Highway 15, Kimball MN and is subject to 2 conditions.

E.9. **Approve**, as recommended by the Stearns County Planning Commission, a **request for a Conditional Use Permit submitted by Todd & Sarah Theisen, St. Joseph MN**, according to Sections 4.8, 6.51, and 9.3 of Stearns County Land Use and Zoning Ordinance #439 and **adopt 3 Findings-of-Fact. The request is to construct and operate a rural tourism business including an event center, outdoor music, and several lodging units.** This request was tabled at the July 25th, 2024, Planning Commission

Public Notices continued on page 13



Classifieds

(Classified Ad deadline is Thursday at Noon)

Tuesday, November 11, 2025
Page 13, Cold Spring Record

For Rent

APARTMENT FOR RENT

ALBANY

- 2 Bedroom \$800/month
- \$100 Deposit
- Cat ok (\$20/month Pet Rent)
- NO DOGS!

Call for Availability
Loreen 763-238-0616

Miscellaneous

**We pay top dollar
for junk cars, trucks
and late model
repairables!**

Call 320-236-7477

Help Wanted

EMPLOYMENT OPPORTUNITY

Backes Wood Products is looking for someone to fill a full-time woodworking position. Some experience required. Good pay, paid insurance, paid vacation and holidays. Monday through Friday, 40 hours per week with no overtime. If interested please call 320-597-9663.

tfec

Public Notices

continued from page 12

meeting and is now being brought back for consideration. The proposed project is located in part of the SW1/4 of Section 30 of St. Joseph Township (124/29). The property address is 13127 County Road 160, St. Joseph MN and is subject to 11 conditions.

E.10. **Approve**, as recommended by the Stearns County Planning Commission, a **plat entitled "After Hours Sheds" consisting of twenty-one (21) non-residential lots and one (1) outlot in the Commercial (C) zoning district and adopt 5 Findings-of-Fact. The plat was submitted by Keys Properties LLC, Cold Spring MN**, according to Stearns County Subdivision Ordinance #230 and Land Use and Zoning Ordinance #439. The 20-acre plat is part of the SW1/4 in Section 21, lying southeast of County Road 10, Albany Township (125/31) and is subject to 7 conditions.

E.11. For Informational Purposes Only, Claims Paid from September 27th, 2025, through October 10th, 2025, amounted to \$9,275,194.25, excluding Investment Purchases.

E.12. Approve Resolution #25-43 authorizing the sale of tax forfeited properties at the set appraised values for properties located in Brockway, Munson, and St. Wendel Townships and the Cities of St. Cloud and Sartell.

Consent Agenda Vote:

Motion was made to approve the Agenda and Consent Agenda with the addition of E.12. to the Consent Agenda and switching the order of items F.1. and F.2. under Administration.

RESULT: APPROVED [UNANIMOUS]

MOVER: District 5 Steve Notch

SECONDER: District 1 Tarryl Clark

ROLL CALL VOTE:

AYES: District 1 Tarryl Clark, District 2 Joe Perske, District 3 Jeff Bertram and District 5 Steve Notch

Administration

F.2. **Motion was made to create a subcommittee to continue discussion on the Work Arrangements Policy.** This subcommittee will include Commissioner Bertram, Commissioner Clark, County Administrator, Michael Williams, Assistant County Administrator, Jill Suurmeyer, and any other County Staff that they see fit. Their goal is to come to an agreement to be presented at the November 4th, 2025 County Board Meeting.

RESULT: APPROVED [UNANIMOUS]

MOVER: District 1 Tarryl Clark

SECONDER: District 5 Steve Notch

ROLL CALL VOTE:

AYES: District 1 Tarryl Clark, District 2 Joe Perske, District 3 Jeff Bertram and District 5 Steve Notch

F.1. Motion was made to appoint Commissioner Bertram and Commissioner Clark to represent Stearns County on the 7W Economic Development District (EDD) Governing Committee.

RESULT: APPROVED [UNANIMOUS]

MOVER: District 5 Steve Notch

SECONDER: District 2 Joe Perske

ROLL CALL VOTE:

AYES: District 1 Tarryl Clark, District 2 Joe Perske, District 3 Jeff Bertram and District 5 Steve Notch

Recess Regular Meeting

Chair Bertram recessed the regular County Board Meeting to conduct the Human Services Board Meeting at 9:29 AM.

Human Services Board Consent Items

H.1. Approve the 2026-2027 Minnesota Family Investment Program (MFIP) Biennial Service Agreement to the Minnesota Department of Human Services.

H.2. Approve and Authorize Board Chair to sign the

Statewide Health Improvement Program Grant Project Agreement from the Minnesota Department of Health effective November 1st, 2025, through October 31st, 2030.

1. Award Amount for November 1st, 2025, through October 31st, 2026: \$342,884.00.

2. Award Amount for November 1st, 2026, through October 31st, 2030: determined annually by MDH.

H.3. Approve and Authorize Board Chair to sign the Cannabis and Substance Use Prevention (CSUP) Grant Amendment with the Minnesota Department of Health, effective November 1st, 2025, through June 30th, 2028, in the amount of \$263,726. This grant will provide funding for an existing position with a focus on primary prevention of substance use/misuse through community engagement, education, and outreach.

H.4. Approve and Authorize Board Chair to sign the Hospital Preparedness Program (HPP) Grant with the Minnesota Department of Health, effective October 1st, 2025, through June 30th, 2029, in the amount of \$330,000 for the budget period of October 1st, 2025, through June 30th, 2026.

H.5. Approve and Authorize Board Chair to sign the 2026 Child and Teen Checkups (C&TC) Grant Amendment with the Minnesota Department of Human Services with reimbursement payable by their department in the calendar year of 2026 in the amount of \$231,663.

H.6. For Informational Purposes Only, Human Services Claims Paid from September 19th, 2025, through October 3rd, 2025, amounted to \$100,780.36.

Human Services Consent Agenda Vote:

Motion was made to approve the six items on the Human Services Consent Agenda.

RESULT: APPROVED [UNANIMOUS]

MOVER: District 1 Tarryl Clark

SECONDER: District 5 Steve Notch

ROLL CALL VOTE:

AYES: District 1 Tarryl Clark, District 2 Joe Perske, District 3 Jeff Bertram and District 5 Steve Notch

Close Human Services Board

Chair Bertram closed the Human Services Board Meeting at 9:37 AM.

Reconvene Regular County Board Meeting Environmental Services

K.1. Motion was made to appoint Bob Guggenberger and Nate Hylla to the Mississippi River-Sartell Watershed Plan Development Community Advisory Committee. County Board Members and County Staff will continue their search for a third community member for this Committee.

RESULT: APPROVED [UNANIMOUS]

MOVER: District 5 Steve Notch

SECONDER: District 1 Tarryl Clark

ROLL CALL VOTE:

AYES: District 1 Tarryl Clark, District 2 Joe Perske, District 3 Jeff Bertram and District 5 Steve Notch

K.2. A public hearing was held for consideration of the plat entitled, "Buffalo Ridge Estates 3rd Addition," submitted by A+ Custom Homes Inc., Cold Spring, MN, according to Stearns County Subdivision Ordinance #230 and Land Use and Zoning Ordinance #439. The plat consists of nine (9) residential lots in the Residential 1 (R-1) zoning district. The 10.68-acre plat is Lots 1 and 2, Block 1, Buffalo Ridge Estates 2nd Addition, in Section 14, lying between east of County Road 23, Munson Township (123/31). After Chelle Benson, Environmental Services Director, and Angie Berg, Environmental Services Supervisor, provided a brief overview, Chair Bertram opened the public hearing for public comment.

After hearing public comment, Chair Bertram closed the public hearing. After much discussion, **Chair Bertram**

made a motion to approve the plat entitled, "Buffalo Ridge Estates 3rd Addition."

RESULT: TIE [2 to 2]

MOVER: District 3 Jeff Bertram

SECONDER: District 5 Steve Notch

ROLL CALL VOTE:

AYES: District 3 Jeff Bertram and District 5 Steve Notch

NAYS: District 1 Tarryl Clark and District 2 Joe Perske
After further discussion, **motion was made to reconsider the "Buffalo Ridge Estates 3rd Addition" plat because it meets all of the County Subdivision requirements established in the Ordinance.**

RESULT: APPROVED [3 to 1]

MOVER: District 1 Tarryl Clark

SECONDER: District 3 Jeff Bertram

ROLL CALL VOTE:

AYES: District 1 Tarryl Clark, District 3 Jeff Bertram and District 5 Steve Notch

NAYS: District 2 Joe Perske
Motion was then made to approve the plat entitled, "Buffalo Ridge Estates 3rd Addition" consisting of nine (9) residential lots located in Section 14 Munson Township (123/31) and adopt 5 Findings-of-Fact. Property is subject to 15 conditions.

RESULT: APPROVED [3 to 1]

MOVER: District 3 Jeff Bertram

SECONDER: District 5 Steve Notch

ROLL CALL VOTE:

AYES: District 1 Tarryl Clark, District 3 Jeff Bertram and District 5 Steve Notch

NAYS: District 2 Joe Perske
Adjournment
Chair Bertram adjourned the County Board Meeting at 10:58 AM.

Reconvene in the Board Room of the Stearns County Administration Center for the Stearns County Board's Township Officers Board of Directors meeting. NOTE: This will not be broadcasted or webcasted.

Respectfully submitted by
Randy R. Schreifels,
MBA, CPA
Stearns County Auditor-Treasurer
Clerk
Stearns County Board of Commissioners

(Publish November 11, 2025)

STATE OF MINNESOTA COUNTY OF STEARNS

**DISTRICT COURT
7TH JUDICIAL DISTRICT
Court File Number:
73-JV-25-8927
Case Type:
CHIPS - Permanency**

Summons and Notice Transfer of Permanent Legal and Physical Custody Matter (CHP-117)

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

Jessica Rae Derosier
(Mother)

and

Joseph Robert Fruth
(Father)

NOTICE TO: Joseph Robert Fruth, Above-named parent(s) or legal custodian(s).

1. A Petition to Transfer Permanent Legal and Physical Custody has been filed in the Juvenile Court. This petition asks the court to permanently transfer the parent/guardian's legal and physical custodial rights to a relative.

2. **This is your notice that this Transfer of Permanent Legal and Physical Custody case**

is scheduled for a remote hearing before the Juvenile Court located at 725 Courthouse Square Room 134 St. Cloud, MN 56303, on January 14, 2026 at 10 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 transferring the legal and physical custodial rights of the above-named parent(s) or legal custodian(s) or permanent out-of-home placement of the child(ren).

Dated October 31, 2025

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

(Publish Nov. 11 - 25, 2025)

STATE OF MINNESOTA COUNTY OF STEARNS

**DISTRICT COURT
7TH JUDICIAL DISTRICT
File No.: 73-CV-24-546**

**Case Type:
Civil Other/Misc.**

NOTICE OF SHERIFF'S SALE UNDER DECREE AND ORDER REAL PROPERTY

MidFirst Bank,

Plaintiff,

v.

Christopher David Jost; Intelligent Design Corp; and Secretary of Housing and Urban Development,

Defendants.

NOTICE IS HEREBY GIVEN, that pursuant to that certain Findings of Fact, Conclusions of Law, Order for Judgment and Judgment, dated December 20, 2024 and entered in the above entitled action on January 3, 2025, by the District Court of Stearns County, Minnesota, Seventh Judicial District (the "Judgment", a certified copy of which has been delivered to me directing the sale of the premises hereinafter described, to satisfy the amount found and adjudged due and owing to Defendant, Third-party Plaintiff, Intelligent Design ("IDC") in the above-entitled action from Defendant Christopher David Jost ("Jost"), as prescribed in the Judgment, the undersigned Sheriff of Stearns County will sell at public auction, to the highest bidder, for cash, on January 14, 2026 at 10:00 a.m., at the Stearns County Sheriff's Office, 807 Courthouse Square, St. Cloud, MN 56303, the premises and real estate, lying and being in the County of Stearns, State of Minnesota, described in said Judgment, to wit:

Legal Description: Lot 15 and the South 1/2 of Lot 16 Block 5 MCCLURE & WHITNEY'S Addition to St. Cloud
Property Address: 1052 Washington Memorial Drive, St. Cloud, Minnesota 56301
Property Identification Number: 82.48457.0000 (the "Property") and together with (i) all buildings, improvements, personal property, fixtures, fittings that are now or hereafter located on the Property, attached thereto, or consisting part of the property, (ii) all of the estate, right, title, claim or demand of any nature whatsoever of Christopher David Jost, and his heirs, either in law or in equity, in possession or expectancy, in and to the Property or any part thereof; (iii) all awards or payments, including interest thereon, and the right to receive the same, which may be made with respect to the Property, whether from the exercise of the right of eminent domain (including any transfer made in lieu of the exercise of said right), or for any other injury to or decrease in the value of the Property; (iv) all leases and other agreements affecting the use or occupancy of the Property now or hereafter entered into and the right to receive and apply the

rents, issues and profits of the Property; (v) all proceeds of and any unearned premiums on any insurance policies covering the Property, including, without limitation, the right to receive and apply the proceeds of any insurance, judgments, or settlements made in lieu thereof, for damage to the Property; (vi) the right, in the name and on behalf of Christopher David Jost, and his heirs, to appear in and defend any action or proceeding brought with respect to the Property and to commence any action or proceeding to protect the interest of Intelligent Design Corp in the Property; and (vii) all proceeds of each of the foregoing.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property, if the mortgage is not reinstated under section 580.30 or the property redeemed under section 580.23, will be six (6) months from the date of the sale confirmation.

THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGORS, THE MORTGAGORS' PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES SECTION 582.032, DETERMINING AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

Dated: October 28th, 2025

Deputy Sheriff of Stearns County, Minnesota

Jamie Florek, Deputy

THIS INSTRUMENT WAS DRAFTED BY:
Greenstein Sellers PLLC
121 South 8th Street
Suite 1450
Minneapolis, MN 55402
Telephone No. 763-285-4677
File: 14149

(Pub. Nov. 11 - Dec. 16, 2025)

STATE OF MINNESOTA COUNTY OF STEARNS

**DISTRICT COURT
7TH JUDICIAL DISTRICT
PROBATE DIVISION
COURT FILE NO.:
73-PR-25-8817**

NOTICE OF INFORMAL PROBATE OF WILL APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS

In Re: Estate of

**John A. Rengel,
a/k/a John Alfred Rengel,
Decedent.**

Notice is given that an application for informal probate of Decedent's Will dated September 18, 2013, and First Codicil dated May 24, 2023, and informal appointment of personal representative has been filed with the Registrar. The Will is on file with the Registrar. The application has been granted.

Notice is also given that the Registrar has informally appointed Reid John Rengel, whose address is 11509 East 103rd Street North, Owasso, Oklahoma 74055, as personal representative of the Estate of the Decedent. Any heir, devisee, 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 Minn. Stat. 524.3-607) and the Court otherwise orders, the personal representative has full power to administer the Estate including, after

Public Notices

continued on page 14

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

ARIES - Mar 21/Apr 20

Insecurity may be sparking some hesitation, Aries. The key to coping is figuring out why you are feeling this way. Is it a trust issue or lack of recognition?

TAURUS - Apr 21/May 21

Taurus, creative pursuits may hold your interest this week. Even if you lean more towards the practical, an artistic streak flows through you as well.

GEMINI - May 22/Jun 21

Working with others may prove challenging this week, Gemini. You may be too focused on a singular task. If this is the case, keep to yourself if you can.

CANCER - Jun 22/Jul 22

The week's planetary influences could increase your sensitivity to everything right now, Cancer. You might feel a little more sentimental or even weepy.

LEO - Jul 23/Aug 23

Leo, obsessive thinking may be something you need to consider this week. There's a fine line between determination and obsession, so consider your fixations and how to fix them.

VIRGO - Aug 24/Sept 22

It can be easy to confuse impulsivity with spontaneity, Virgo. But one requires more thought than the other. Think through everything before acting if you want to play it safe.

LIBRA - Sept 23/Oct 23

It might be time to take a more measured approach to solving a difficult problem, Libra. If you've made several attempts with no success, it could be time to dig in.

SCORPIO - Oct 24/Nov 22

Scorpio, tap into your creativity to unblock your emotions this week. This can be a powerful tool in your arsenal. Creativity is a big part of you.

SAGITTARIUS - Nov 23/Dec 21

You may get to focus on fun this week, Sagittarius. Look into your social calendar and seek ways to liven things up a little.

CAPRICORN - Dec 22/Jan 20

Everyone can use some time alone every once in a while, Capricorn. But it's important to socialize as well. Look to Aquarius to help you find balance.

AQUARIUS - Jan 21/Feb 18

Certain situations require a little more focus than they otherwise might, Aquarius. Bear down and do your best to block out distractions.

PISCES - Feb 19/Mar 20

Don't pick yourself to pieces this week, Pisces. Criticizing yourself will get you nowhere. You have a lot to offer and others recognize the value of your input.



Public Notices

continued from page 13

28 days from the date of issuance of letters, the power to sell, encumber, lease or distribute real estate.

Any objections to the probate of the Will or 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 Minn. Stat. 524.3-801) all creditors having claims against the Estate are required to present the claims to the personal representative or other Court Administrator within four months after the date of this Notice of the claims will be barred.

A charitable beneficiary may request notice of the probate proceedings be given to the Attorney General pursuant to Minn. State §501B.41, subd. 5.

Dated: October 29, 2025
Lea Hippe
Registrar

Dated: October 29, 2025
George Lock
Court Administrator

Filed in District Court
State of Minnesota
Dated October 29, 2025

PCG LAW
Michael S. Gaarder,
ID #0386697
Attorney for Personal Representative
630 Roosevelt Road #101
St. Cloud MN 56301
(320) 253-7879
mgaarder@saintcloudlaw.com

(Publish Nov. 11 & 18, 2025)

STATE OF MINNESOTA
COUNTY OF STEARNS

DISTRICT COURT
7TH JUDICIAL DISTRICT
Case Type: Probate
Court File No.:
73-PR-25-9161

ORDER AND NOTICE OF
HEARING ON PETITION
FOR APPOINTMENT OF
SPECIAL ADMINISTRATOR
AND NOTICE
TO CREDITORS

In Re: Estate of

Nicole C. Langer,
Decedent

TO ALL INTERESTED PERSONS AND CREDITORS:
It is Ordered and Notice is hereby given that on the 5th day of December, 2025, at 8:45 o'clock A.M., a hearing will be held in the above-named Court at St. Cloud, Minnesota, for the appointment of John P. Langer, whose address is 2008 River Links Drive, Cold Spring, MN 56320, as special administrator of the estate of the above-named decedent in unsupervised administration, and that any objections thereto must be filed with the Court. That, if proper, and no objections are filed, a special administrator will be appointed to address the specific tasks requested.

The hearing will be held administratively and no appearances are required unless objections are filed.

Notice is further given that ALL CREDITORS having claims against said estate are required to present the same to said personal representative or to the Court Administrator within four months after the date of this notice or said claims will be barred.

(COURT SEAL)

Dated: October 30, 2025
Ole Tvedten
Judge

Dated: October 30, 2025
George Lock
Court Administrator

Filed in District Court
State of Minnesota
Dated October 30, 2025

Attorney for Petitioner
Willenbring, Dahl, Wocken
& Zimmermann, PLLC
Laura L. Martin
(0330176)
318 Main Street – Box 417
Cold Spring, MN 56320
Telephone: (320) 685-3678
File No.: 19343-001

(Publish Nov. 11 & 18, 2025)

SHOP
LOCAL

Rockville News

Rockville City Council Meetings

Regular Scheduled Monthly Meetings

- Council meetings are the 2nd Wednesday of each month at 6:30 p.m. Workshop (if needed) at 5:30 p.m.
- Last Wednesday of the month meetings are as needed.
- Meeting location: Rockville City Hall, 229 Broadway Street East.

Check the “Calendar of Events” tab (<https://www.rockvillecity.org>) to verify the date and time of the next meeting.

Events

PLEASE if you know of any upcoming Rockville events, let us know at the COLD SPRING RECORD to P.O. BOX 456, COLD SPRING, MN 56320, email csrecord@midconetwork.com or call 320-685-8621. Thank you.

Rockville Post Office

Retail Hours:
Monday - Friday
8:30 a.m. - 2:30 p.m.
Saturday: 8 a.m. - 10 a.m.
P.O. Box Access Hours:
Monday - Friday
5:30 a.m. - 9 p.m.
Saturday: 6 a.m. - 9 p.m.
Phone: 320-251-0176

Weekend Masses

St. Boniface:
M-F 8:00 a.m.
Sat. 4:00 p.m.
Sun. 9:30 a.m.
St. James:
Fri. 8:00 a.m.
Sun. 8:00 a.m.

Rockville Remember...



Here's a picture from Rockville's past with Alec Milne and his daughter Doris. (According to "legend" Doris (Schneider) Smith, current resident of Assumption Court was named after this little girl..some years later! Another interesting note is that Alec seems to be stting on a couple "unused" beehives; either visiting near the Mainz or Fietsam parts of town..or maybe the Milne's also had beehives?? Maybe Doris will know the answer?? Enjoy the memories! Tudie 252-3017.

Great River Children's Museum Collecting Halloween Costumes

Great River Children's Museum (GRCM) is inviting the community to spread the spirit of Halloween beyond October 31st by donating new or gently used children's costumes. Donations will be collected through Sunday, November 16th, and will be safely stored for redistribution during GRCM's Halloween Costume Giveaway next fall.

Whether it's a superhero cape, a fairy dress, or a tiny astronaut suit, your donation could spark joy and creativity for a child who might not otherwise have access to a costume. Costumes must be clean, in good condition, and la-

Saints Peter & Paul:
Wed. 8:30 a.m.
Sat. 5:00 p.m.
Sun. 10:00 a.m.
Mary of the Immaculate Conception:
Thur. 8:00 a.m.
Sun. 7:30 a.m.
10:30 a.m. (Spanish)
Masses streamed on: ChristCatholic.com, Channel 10 (Arvig/Midco).
Holy Cross:
Sat. 4:00 p.m.

MIC News

Adoration:
Every Thursday from 8 a.m. to 7 p.m. (occasionally there is benediction at 6:45 p.m.). Volunteers needed, especially for the morning and early afternoon. Call Tudie 252-3017. Jesus awaits YOU in the Eucharist! The Rosary of the unborn is recited before 8 a.m. mass every fourth Thursday of the month.

500 Cards: Everyone 60+ is welcome to join us on the third Monday of each month at 1:00 p.m. at the John Clark Community Room in Rockville.

Infant of Prague Mission Group:
Meets the 4th Monday of the month at 1:00 p.m. in the Parish Center.

LOM:
Meets Wednesday at 4:30 p.m. in the Parish Center.

Rockville Lions Meeting

The Rockville Lions will meet the 3rd Thursday of each month at 7 p.m. Beginning in October, the meetings will be held at Stoney's Garage.

100 Years Ago This Month: Historical Events From November 1925

The month of November has been home to many historical events over the years. Here's a look at some that helped to shape the world in November 1925.

- The western comedy “Go West” opens on November 1st. Silent film legend Buster Keaton stars as “Friendless” and Fatty Arbuckle appears in an uncredited role.
- Sixteen people lose their lives in a small village in Wales when a dam bursts on November 2nd. The burst comes after five days of heavy rains.
- The Victrola Talking Machine Company introduces its new electrically-recorded phonograph records on November 2nd. The records can be played on the Victor Orthophonic Victrola, which cost around \$95 in 1925, or the equivalent of nearly \$1,700 in 2025.
- The film “The Pleasure Garden” is released on November 3rd. The release marks the directorial debut of English filmmaker Alfred Hitchcock.
- Italian Socialist Tito Zaniboni is arrested in a room at the Dragoni Hotel on November 4th. The hotel is located across the street from the Chigi Palace in Rome, and Zaniboni is accused of renting a room with the intent of shooting Italian Prime Minister Benito Mussolini, who was scheduled to deliver a speech from the palace balcony.
- The National Hockey League awards a franchise to Pittsburgh, Pennsylvania, on November 7th. The club is named the Pirates, which is also the name of the city's baseball team. The franchise moved to Philadelphia for the 1930-31 season before ceasing operations at the end of that campaign.
- The divorce trial of socialite Leonard “Kip” Rhinelander and Alice Jones begins in White Plains, New York, on November 9th. At the urging of his family, Rhinelander sought an annulment of the marriage upon finding out that Jones was biracial. An annulment was never granted, but the marriage ultimately ended in divorce, and neither Rhinelander or Jones ever remarried.
- On November 10th, the Archbishop of Canterbury appoints a 12-person committee of six doctors and six clergymen to investigate the veracity of faith healing.
- Louis Armstrong and His Hot Five record their first songs together on November 12th. The recordings are considered highly influential for the development of jazz music.
- Polish Prime Minister Wladyslaw Grabski and his cabinet ministers resign on November 13th. The mass resignations occur over a difference of opinion with the Bank Polski SA regarding economic issues plaguing the country.
- The American Basketball League opens its inaugural season on November 15th. The league is the first national professional basketball league in the United States.

ketball league in the United States.

- General Motors purchases British auto manufacturer Vauxhall Motors for \$2.5 million on November 16th.
- The autopsy of Tutankhamun concludes on November 19th. Limited forensic science available at the time, coupled with significant deterioration of the body, limits the findings of the autopsy.
- The luxury train the Orange Blossom Special begins operations on November 21st. The train transports travelers from New York City to Miami, Florida.
- The “Hat Law” goes into effect in Turkey on November 25th. The law forbids the wearing of non-western headgear, including the fez or the turban.
- A state funeral is held for Queen mother Alexandra at Westminster Abbey in London on November 27th. The procession marching behind the casket includes the kings of England, Denmark, Norway, and Belgium.
- The Grand Ole Opry debuts as a radio show on November 28th. Fiddler Uncle Jimmy Thompson is the first to perform on the show.
- The new Madison Square Garden on Eighth Avenue between 49th and 50th Streets in Manhattan hosts its first event on November 29th. The event is a six-day bicycle race known as “Six Days of New York.”

CentraCare Hosts International Survivors of Suicide Loss Day Event

CentraCare invites the community to observe International Survivors of Suicide Loss Day from 10 a.m. to noon on Saturday, November 22nd, at CentraCare Plaza, 1900 CentraCare Circle, St. Cloud. Held in the Windfeldt Room, this in-person event offers a space for connection, healing, and remembrance for those affected by suicide loss.

Losing a loved one to suicide is a unique grief. For every person who dies

by suicide, it is estimated that 100 people grieve their loss. Therefore, every year there are 5 million new loss survivors who experience the death of a person they cared about to suicide.

The event will include the viewing of a video produced by the American Foundation for Suicide Prevention (AFSP), featuring personal stories of hope and healing, along with time for group sharing and access to resources tailored to suicide loss survivors.

Please register through the AFSP website: <https://st-cloud-minnesota.isosld.afsp.org>. When arriving, use the Woodlands Entrance and follow signs to the Lower Level.

For additional resources, as a suicide loss survivor or someone who supports a suicide loss survivor, please see CentraCare's Suicide Prevention information. If you or someone you know is struggling, call or text the Suicide & Crisis Lifeline at 988.

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Monday - Thursday • 8am to 6pm • Closed Fridays
csrecord@midconetwork.com • 320-685-8621