

AFFIDAVIT OF PUBLICATION

**STATE OF MINNESOTA)
COUNTY OF HENNEPIN)**


650 3rd Ave. S, Suite 1300 | Minneapolis, MN | 55488

Terri Swanson, being first duly sworn, on oath states as follows:

1. (S)He is and during all times herein stated has been an employee of the Star Tribune Media Company LLC, a Delaware limited liability company with offices at 650 Third Ave. S., Suite 1300, Minneapolis, Minnesota 55488, or the publisher's designated agent. I have personal knowledge of the facts stated in this Affidavit, which is made pursuant to Minnesota Statutes §331A.07.
2. The newspaper has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statutes §331A.02.
3. The dates of the month and the year and day of the week upon which the public notice attached/copied below was published in the newspaper are as follows:

<u>Dates of Publication</u>	<u>Advertiser</u>	<u>Account #</u>	<u>Order #</u>
StarTribune 11/01/2024	DAKOTA COUNTY COMMUNITY DEV	1000368678	501279

4. The publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to § 331A.06, is as follows: **\$364.00**

5. Mortgage Foreclosure Notices. Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notices: The newspaper's known office of issue is located in Hennepin County. The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

FURTHER YOUR AFFIANT SAITH NOT.

Terri Swanson

Subscribed and sworn to before me on: 11/01/2024

Diane E. Rak Kleszyk



Notary Public

CLASSIFIEDS + PUBLIC NOTICES

STARTRIBUNE.COM/CLASSIFIEDS • 612.673.7000 • 800.927.9233

Dakota County Community Development
N/A
D-4-AII
PUBLIC NOTICE Dakota County Commu...

Advertiser: 0000501279-01
Agency: N/A
Section-Page-Zone(s): 1 Col x 5.72 in
Description: 0

Ad Number: 0000501279-01
Insertion Number: N/A
Size: 1 Col x 5.72 in
Color Type: 0

The Minnesota Star Tribune
Business
Friday, November 1, 2024

GENERAL POLICIES
Review your ad on the first day of publication. If there are mistakes, notify us immediately. We will make changes for errors and adjust your bill, but only if we receive notice on the first day the ad is published. We limit our liability in this way, and we do not accept liability for any other damages which may result from error or omission in or of an ad. All ad copy must be approved by the newspaper, which reserves the right to request changes, reject or properly classify an ad. The advertiser, and not the newspaper, is responsible for the truthful content of the ad. Advertising is also subject to credit approval.

Legal Notices
PUBLIC NOTICE
Dakota County Community Development Agency
November 1, 2024

A 30-day notice is hereby given of an opportunity for public comment on proposed substantial amendments to the 2021 Dakota County HOME Investment Partnerships (HOME) Program. The Dakota County Community Development Agency (CDA), as lead of the Dakota County HOME Consortium, is proposing the following substantial amendments:

1. Decrease the project budget of \$362,653 for the 2021 Community Housing Development Organization (CHDO) Rental activity by \$300,000.
2. Create the 2021 CHDO Homeowner activity and fund it with a budget of \$300,000 of reallocated funds from the 2021 CHDO Rental activity.
3. Cancel the 2021 Tenant Based Rental Assistance activity and reallocate the funds totaling \$18,000 to the 2021 Rental activity.

Please submit written and/or oral comments to the CDA to the attention of Emily Anderson, Community Development Coordinator, Dakota County CDA, 1228 Town Centre Drive, Eagan, MN 55123. Telephone: 651-675-4658, Fax: 651-287-8027, MN Relay Service: 1-800-627-3529.

This information is also available on the Dakota County CDA websites at co.dakota.mn.us and www.dakotacda.org. The Dakota County CDA will accept comments now through December 2, 2024. Upon request, this amendment will be available in an alternative format by contacting the Dakota County CDA. Approval of the amendment, subject to consideration of public comments, will be on the agenda of the Dakota County Board of Commissioners meeting to be held at the Dakota County Government Center, Administration Center, Boardroom (third floor), 1590 Highway 55, Hastings, MN 55033 on December 3, 2024 at 9:00 a.m.

CITY OF CHAMPLIN, MINNESOTA
GOOSE LAKE PKWY & ELM CREEK TR PROJECT
STREET AND UTILITY IMPROVEMENTS,
IMPROVEMENT PROJECT NO. 22502

NOTICE IS HEREBY GIVEN that the Champlin City Council will meet at the Municipal Center located at 1195 Champlin Drive, on the 12th day of November, 2024, at 7:00 p.m. for a Public Hearing for street rehabilitation by reclamation and paving, spot sidewalk and curb repairs, ADA and trail improvements, watermain, sanitary sewer, storm sewer, and street lighting improvements within Goose Lake Pkwy & Elm Creek Tr Project, Improvement Project No. 22502.

The areas to be assessed for said improvements pursuant to Minnesota State Statutes, Sections 429.011 to 429.111, are as follows:

- Goose Lake Pkwy, between Hazelwood Lane and Elm Creek Pkwy
- Elm Creek Tr
- Highview Ct
- Hilltop Ct
- Magnolia Ct
- Norway Ct
- Oakview Ct
- Pondview Ct
- Pondview Ct

The estimated cost of the improvement is \$4,137,545.56. A reasonable estimate of the impact of the assessment will be available at the hearing.

Such persons as desire to be heard with reference to the proposed improvement will be heard at said Public Hearing.

Submitted by:
Julie Tembruell

To Be Published twice, in the Star Tribune, November 1st & November 8th, 2024.

Ordinance No. 1425
Amending the Zoning Code of the City of Fridley

The City of Fridley does ordain, after review, examination and staff recommendation the following:

Section 1.
That Appendix D of the Fridley City Code is amended hereinafter as indicated.

Section 2.
The tracts of areas within the City of Anoka and the City of Fridley addressed as:

6677 Lucia Lane N.E. and legally described as:

Lots 2 and 3, Block 1, Valley Addition, Anoka County, Minnesota (Torrens Property)

SECTION 3.

That upon receiving an executed declaration of restrictive covenants that will restrict the use of the property to a duplex, the Community Development Director, or their designee is directed to change the official zoning map to show said tract or area to be rezoned from Zoning District R-1, Single Family to R-3, General Multiple Units.

Passed and adopted by the City Council of the City of Fridley on this 28th day of October 2024.

Scott J. Lund - Mayor
Melissa Moore - City Clerk

Public Hearing: October 14, 2024
First Reading: October 14, 2024
Second Reading: October 28, 2024
Publication: November 1, 2024

Your move. Your ad.

Legal Notices
CITY OF CHAMPLIN, MINNESOTA
JEFFERSON HWY/ELM CREEK PKWY/SIGNALS PROJECT
STREET AND UTILITY IMPROVEMENTS,
IMPROVEMENT PROJECT NO. 22501

NOTICE IS HEREBY GIVEN that the Champlin City Council will meet at the Municipal Center located at 1195 Champlin Drive, on the 12th day of November, 2024, at 7:00 p.m. for a Public Hearing for street rehabilitation by mill and overlay, spot sidewalk and curb repairs, ADA improvements, storm sewer improvements, and signal improvements within Jefferson Hwy/Elm Creek Pkwy/Signals Project, Improvement Project No. 22501.

The areas to be assessed for said improvements pursuant to Minnesota State Statutes, Sections 429.011 to 429.111, are as follows:

- Jefferson Hwy, between Elm Creek Pkwy and 109th Ave
- Elm Creek Pkwy, between Jefferson Hwy and Hwy 169

The estimated cost of the improvement is \$1,230,512.94. A reasonable estimate of the impact of the assessment will be available at the hearing.

Such persons as desire to be heard with reference to the proposed improvement will be heard at said Public Hearing.

Submitted by:
Julie Tembruell

To Be Published twice, in the Star Tribune, November 1st & November 8th, 2024.

NOTICE OF A PUBLIC HEARING
November 12, 2024, 7:00 p.m.
City Hall, 3301 Silver Lake Road, St. Anthony, MN 55418

Notice is hereby given that the City of Saint Anthony Village City Council will hold a public hearing to solicit public response to the Ordinance Amendments for Sections 333.018 Sewer Charge Rate and Metro Waste Surcharge, 333.036 Water Charges to Owners 333.038 Commencing & Discontinuing Service, 333.061 Establishment of Fee Amounts, 333.062 Fees Established by Resolution and 333.090 Charges for Storm Water Facilities. The City Council agenda and packet item relating to this item will be made available prior to the meeting online at www.savmnm.com.

Ways to Comment:
In Person
The public is welcome to attend in person at the City of Saint Anthony Community Center, 3301 Silver Lake Road, in the Council Chambers at 7:00 p.m.

Written
Written comments may be taken at the St. Anthony Village City Hall, 3301 Silver Lake Road, St. Anthony Village, Minnesota 55418 or online at savmnm.com (under How Do I Submit a Comment/question for City Council Meetings) until the date of the public hearing.

Jennifer Doyle
City Clerk

NOTICE OF PUBLIC HEARING TO CONSIDER A REQUEST FOR A PLANNING UNIT DEVELOPMENT AMENDMENT

You are hereby notified that the Prior Lake Planning Commission will hold a public hearing at Prior Lake City Hall, located at 4646 Dakota Street SE, Prior Lake, MN 55372 on Wednesday, November 13th, 2024 at 6:00 p.m. Carol Lansing on behalf of the Shakopee Mewakanton Sioux Community (SMSC), is requesting a Major Planned Unit Development Amendment to the Shepherd's Park Planned Unit Development (PUD) Plan. The SMSC is proposing to remodel the interior of the building to expand the existing lower-level childcare facilities throughout the rest of the building. No building additions are being contemplated.

The property is legally described as Lot 1, Block 2, Shepherds Path Addition
Address: 3575 North Berens RD NW, Prior Lake, MN 55372
PID: 254520021

Prepared October 25, 2024.
Haile Tegegne, Community Development Assistant
City of Prior Lake

To be published in the Minnesota Star Tribune, on Friday, November 1, 2024.

NOTICE OF PUBLIC HEARING TO CONSIDER A REQUEST FOR VARIANCES AT 2523 SPRING LAKE RD SW, PRIOR LAKE, MN

You are hereby notified that the Prior Lake Planning Commission will hold a public hearing at Prior Lake City Hall, located at 4646 Dakota Street SE, Prior Lake, MN 55372, on Wednesday, November 13, 2024 at 6:00 p.m. on behalf of the property owner, Taylor Tschida from Land & Resource Consulting, Inc. is requesting variances from the front yard setback, rear yard setback from the Ordinary High Water (OHW) level, and the maximum impervious surface coverage.

The property is legally described as Lots & 3, Butternut Beach Ex. Westerly P/O Lot 2
Address: 2523 Spring Lake Road SW, Shakopee, MN 55379
PID: 251310020

Prepared on October 29, 2024.
Haile Tegegne, Development Services Assistant
City of Prior Lake

To be published in the Minnesota Star Tribune, on Friday, November 1, 2024.

NOTICE OF PUBLIC HEARING
Notice is hereby given that there will be a public hearing of the Fridley City Council at Fridley City Hall, 707 University Avenue NE on November 12, at 7 p.m.

The Public Hearing will consider Ordinance No. 1427 to transfer property to Pulte Homes of Minnesota, LLC, to correct an unauthorized transfer of the parcels, legally described as Outlots A, B and C, Locke Pointe, Anoka County, Minnesota.

Any person desiring to be heard will be given an opportunity at the above stated time and place. Or comments may be submitted before the meeting to Paul.Bolini@FridleyMN.gov or 763-572-3591.



Legal Notices
NOTICE OF PUBLIC HEARING TO CONSIDER A REQUEST FOR A COMBINED PRELIMINARY AND FINAL PLAT

You are hereby notified that the Prior Lake Planning Commission will hold a public hearing at Prior Lake City Hall, located at 4646 Dakota Street SE, Prior Lake, MN 55372, on Wednesday, November 13, 2024 at 6:00 p.m. M P HOLDINGS LLC is proposing a combined preliminary and final plat to be known as Revere Addition to consist of one commercial parcel of approximately 1.42 acres and one Outlot of approximately 7.16 acres reserved for future development.

The property is legally described as P/O Section 7, Township 114, Range 21. Full legal description available at Prior Lake City Hall. Address: 6025 170th Street E, Prior Lake, MN 55372
PID: 259070010

Prepared this October 30, 2024
Haile Tegegne, Development Services Assistant
City of Prior Lake

To be published in the Minnesota Star Tribune, on Friday, November 1, 2024.

NOTICE OF PUBLIC HEARING TO CONSIDER A REQUEST FOR A CONDITIONAL USE PERMIT

You are hereby notified that the Prior Lake Planning Commission will hold a public hearing at Prior Lake City Hall, located at 4646 Dakota Street SE, Prior Lake, MN 55372, on Wednesday, November 13th, 2024 at 6:00 p.m. to consider an application from Spot's Last Stop Canine Rescue requesting a Conditional Use Permit to allow an Animal Handling business.

The property is legally described as P/O Section 7, Township 114, Range 21. Full legal description available at Prior Lake City Hall. Address: 6025 170th Street E, Prior Lake, MN 55372
PID: 259070010

Prepared October 28, 2024
Haile Tegegne, Community Development Assistant
City of Prior Lake

Legal Notice

Notification is hereby given that JPMorgan Chase Bank, N.A., 1111 Polaris Parkway, Columbus, Ohio 43240 has filed an application with the Office of the Comptroller of the Currency (the "OCC") on or about November 1, 2024, as specified in 12 CFR Part 5, for permission to establish a domestic branch at the northeast corner of the intersection of Jackson Avenue northwest and Hold Street northwest in Sherburne County, MN 55330. If you have any additional comments, you can send them to the Director for Large Bank Licensing, Office of the Comptroller of the Currency, 7 Time Square, 10th Floor Mailroom, New York, New York 10036 or LicensingPublicComments@occ.treas.gov, within 30 days of the date of this notification. The public portion of the filing is available upon request from the OCC. The public may find information about the filing (including the closing date of the comment period) on the OCC's Regulatory Bulletin at www.occ.gov.

NOTICE
Redeemer Center for Life, Incorporated (RCFL), a Minnesota Non-Profit, located at 350 Logan Avenue North Minneapolis, MN 55405 is in the process of dissolving. The purpose of this notice is to dissolve with the Minnesota Secretary of State as of October 25, 2024. Any written claims against RCFL must be filed with Redeemer Center for Life, Inc. 1800 Glenwood Avenue Minneapolis, MN 55405. Claims must be received by January 29, 2025.

Certificates of Assumed Name

Certificate of Assumed Name
State of Minnesota, Pursuant to this certificate, Minnesota Statutes: the undersigned, who is or will be conducting business in the State of Minnesota under an assumed name, hereby certifies:
1. State the exact assumed name used in this certificate and if or will be conducted: Revival House
2. State the address of the principal place of business, 12955 Highway 55, Plymouth MN 55441
3. List the name of a complete street address of all persons conducting business under the above Assumed Name. Limited Liability Company 12955 Highway 55, Plymouth MN 55441
Bre Perrigo 12955 Highway 55, Plymouth MN 55441
4. I certify that I am authorized to sign this certificate and I further certify that I understand that by signing this certificate, I am subject to the penalties of perjury as set forth in Minnesota Statutes section 60A.08. If I had signed this certificate under oath.
Dated: 10/24/24 (Signed) Sarah Baso, Esq. on behalf of Bre Perrigo, owner of Revival House, Limited Liability Company

Proposals for Bids

Sealed proposals will be received by the Cooperative Purchasing Connection (CPC) on behalf of its current and potential member agencies for RFP 25-8 School Food Cooperative Procurement Consulting and Management.

Specifications and forms may be obtained by registering for free with CPC on Public Purchase (www.publicpurchase.com).

Proposals must be uploaded to Public Purchase before 4:30 p.m. CT on Monday, November 25, 2024. Late proposals will not be considered.

All rental advertising in the Star Tribune is subject to the laws which make it illegal to advertise "any preference, limitation or discrimination based on race, color, national origin, ancestry, religion, creed, sex, marital status, sexual orientation, handicap, disability, familial status or status regarding public assistance or an intention to make any such preference, limitation or discrimination". The Star Tribune will not knowingly accept any advertisements which are in violation of the law. All dwellings advertised in the Star Tribune publications are available on an equal opportunity basis.

Resources:
Mpls. Civil Rights 612-673-3012
MN Human Rights 651-296-5663
Rental Home Line 612-728-5767
HUD 1-800-669-9777

107 Home & Commercial Services
J. Brothers Landscaping
Pavers, mowing, mulch, new sod, rocks, gutter cleaning, clean-up.
612-380-4468

LANDSCAPING & PATIOS
www.HappyYardMN.com

FALL CLEAN-UPS & GUTTER CLEANING! Shrub & brush removal. Trees, tree & shrub trimmings, installation, lawn seeding, top soil, sod removal. Any type of landscaping, grading yards, river rocks, mulch, patios, patio installation. Privacy & chain link fence installation & repairs. Deck repair. Wall & garden timbers, block retaining walls, Stump grinding. Power washing, Staining.

Residential & Commercial 20% Off Competitors!
J. Mendoza 612-990-0945

PAINTING - G.R.'s Painting
Wallpaper Removal, Woodworking, Interior, Exterior, Low Rates, 20 Yrs Exp. In Fridley. Grant 763-789-2510

115 Health & Wellness Services
Massage. TREAT YOURSELF TO A RELAXING MASSAGE BY MARY. Swedish + esalen, certified. 763-568-4514

Mortgage Foreclosures

NOTICE OF MORTGAGE FORECLOSURE SALE

THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION. NOTICE IS HEREBY GIVEN, that default has occurred in conditions of the following described mortgage: DATE OF MORTGAGE: October 28, 2017. MORTGAGOR: Barry J. Nustad, a single man. MORTGAGEE: Mortgage Electronic Registration Systems, Inc. as nominee for Bell Bank its successors and assigns. DATE AND PLACE OF RECORDING: Filed December 10, 2019, Hennepin County, Minnesota, Document No. T05669197 on Certificate of Title No. 1496156. ASSIGNMENTS OF MORTGAGE: Assigned to: U.S. Bank National Association, dated August 12, 2021, Filed August 12, 2021, as Document No. 5865797. Said Mortgage being upon Registered Land. TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc. TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 1010104-1000063769-9. LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Bell Bank RESIDENTIAL MORTGAGE SERVICER: U.S. Bank National Association MORTGAGED PROPERTY ADDRESS: 0401 2nd Street Lake Road #207, Minnetonka, MN 55305 TAX PARCEL I.D. #: 12-117-22-31-0015 LEGAL DESCRIPTION OF PROPERTY: Apartment No. 207, Apartment Ownership No. 125, Greenbrier Village Condominium Four, a Condominium, located in Hennepin County, Minnesota. COUNTY IN WHICH PROPERTY IS LOCATED: Hennepin ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$155,200.00 AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGOR: \$153,930.78 That prior to the commencement of this mortgage foreclosure proceeding, Mortgagee/Assignee of Mortgagee complied with all notice requirements as required by statute; That no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof; PURSUANT to the power of sale contained in said mortgage the mortgagor(s) must vacate the property if the Sheriff of said county as follows: DATE AND TIME OF SALE: September 18, 2024 at 11:00 a.m. PLACE OF SALE: Hennepin County Sheriff's Office, Civil Division, Room 190, 350 South 5th Street, Minneapolis, MN to pay the debt then secured by said mortgage, and taxes, if any, on said premises, and the costs and disbursements, including attorneys' fees allowed by law subject to redemption within six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns unless reduced to Five (5) weeks under MN Stat. §580.07 or 582.032. MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None

THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED. Dated: July 24, 2024 U.S. Bank National Association Mortgage/Assignee of Mortgage LIEBO, WEINGARDEN, DOBIE & BARBEE, P.L.L.P. Attorneys for Mortgagee/Assignee of Mortgage 4500 Park Glen Road #300 Minneapolis, MN 55416 (952) 925-6888 19-24-004592 FC IN THE EVENT REQUIRED BY FEDERAL LAW: THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Pursuant to the provisions of Minnesota Statutes 580.07, the foregoing foreclosure sale is postponed until October 31, 2024 at 11:00 AM at the Hennepin County Sheriff's Office, Civil Division, Room 190, 350 South 5th Street, Minneapolis, MN, in said county and state. Dated: July 25, 2024, as Document No. 19 24-004592 FC IN THE EVENT REQUIRED BY FEDERAL LAW: THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

NOTICE OF MORTGAGE FORECLOSURE SALE
Pursuant to the provisions of Minnesota Statutes 580.07, the foregoing foreclosure sale is postponed until October 31, 2024 at 11:00 AM at the Hennepin County Sheriff's Office, Civil Division, Room 190, 350 South 5th Street, Minneapolis, MN, in said county and state. Dated: July 25, 2024, as Document No. 19 24-004592 FC IN THE EVENT REQUIRED BY FEDERAL LAW: THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE
Pursuant to the provisions of Minnesota Statutes 580.07, the foregoing foreclosure sale is postponed until October 31, 2024 at 11:00 AM at the Hennepin County Sheriff's Office, Civil Division, Room 190, 350 South 5th Street, Minneapolis, MN, in said county and state. Dated: July 25, 2024, as Document No. 19 24-004592 FC IN THE EVENT REQUIRED BY FEDERAL LAW: THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE
Pursuant to the provisions of Minnesota Statutes 580.07, the foregoing foreclosure sale is postponed until October 31, 2024 at 11:00 AM at the Hennepin County Sheriff's Office, Civil Division, Room 190, 350 South 5th Street, Minneapolis, MN, in said county and state. Dated: July 25, 2024, as Document No. 19 24-004592 FC IN THE EVENT REQUIRED BY FEDERAL LAW: THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE
Pursuant to the provisions of Minnesota Statutes 580.07, the foregoing foreclosure sale is postponed until October 31, 2024 at 11:00 AM at the Hennepin County Sheriff's Office, Civil Division, Room 190, 350 South 5th Street, Minneapolis, MN, in said county and state. Dated: July 25, 2024, as Document No. 19 24-004592 FC IN THE EVENT REQUIRED BY FEDERAL LAW: THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

315 Festivals/Crafts/Flea Markets
Champlin Women of Today CRAFT SHOW!
Sat., November 2, 9am-4 pm
CHAMPLIN PARK HIGH SCHOOL
100th & Douglas - Champlin
80+ BOOTHS & FREE ADMISSION
Women of Today is a non-profit volunteer organization. Proceeds benefit Champlin Park H.S. & the community.

324 Collectibles
COIN SHOW NOVEMBER 3, 9-4
Cambria Hotel, 9655 Grove Circle, Maple Grove. 651-269-5846

Liberty Coin Club Show
St. Anthony High School
3303 33rd Avenue NE, 11/2, 9a-3:30p

337 Firewood
FREE FIREWOOD Oak & Maple
You cut & haul away. 763-219-6224

404 Dogs
Bernese Mountain Dog Puppies
These nicely marked, chunky pups are 9 weeks old, located 1 hour north of Twin Cities. Parents are AKC reg & health tested. 763-333-4490

COCKER SPANIEL PUPS Chocolate, males. \$400-\$550. Ready now! 218-821-0834 No texts please.

Coton de Tulear AKC reg, family raised, all white, happy & healthy. \$2,400.00 763-333-4490

English Springer Spaniel Puppies AKC 7M 2F Dewts, Tails, 1st shots and vet checked. Parents genetically tested. Ready for homes now. \$1,000 Chaska MN, call/text (952) 807-6181

Place a classified ad today.

Mortgage Foreclosures

NOTICE OF MORTGAGE FORECLOSURE SALE

THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION. NOTICE IS HEREBY GIVEN, that default has occurred in conditions of the following described mortgage: DATE OF MORTGAGE: October 28, 2017. MORTGAGOR: Barry J. Nustad, a single man. MORTGAGEE: Mortgage Electronic Registration Systems, Inc. as nominee for Bell Bank its successors and assigns. DATE AND PLACE OF RECORDING: Filed December 10, 2019, Hennepin County, Minnesota, Document No. T05669197 on Certificate of Title No. 1496156. ASSIGNMENTS OF MORTGAGE: Assigned to: U.S. Bank National Association, dated August 12, 2021, Filed August 12, 2021, as Document No. 5865797. Said Mortgage being upon Registered Land. TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc. TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 1010104-1000063769-9. LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Bell Bank RESIDENTIAL MORTGAGE SERVICER: U.S. Bank National Association MORTGAGED PROPERTY ADDRESS: 0401 2nd Street Lake Road #207, Minnetonka, MN 55305 TAX PARCEL I.D. #: 12-117-22-31-0015 LEGAL DESCRIPTION OF PROPERTY: Apartment No. 207, Apartment Ownership No. 125, Greenbrier Village Condominium Four, a Condominium, located in Hennepin County, Minnesota. COUNTY IN WHICH PROPERTY IS LOCATED: Hennepin ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$155,200.00 AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGOR: \$153,930.78 That prior to the commencement of this mortgage foreclosure proceeding, Mortgagee/Assignee of Mortgagee complied with all notice requirements as required by statute; That no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof; PURSUANT to the power of sale contained in said mortgage the mortgagor(s) must vacate the property if the Sheriff of said county as follows: DATE AND TIME OF SALE: September 18, 2024 at 11:00 a.m. PLACE OF SALE: Hennepin County Sheriff's Office, Civil Division, Room 190, 350 South 5th Street, Minneapolis, MN to pay the debt then secured by said mortgage, and taxes, if any, on said premises, and the costs and disbursements, including attorneys' fees allowed by law subject to redemption within six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns unless reduced to Five (5) weeks under MN Stat. §580.07 or 582.032. MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None

THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED. Dated: July 24, 2024 U.S. Bank National Association Mortgage/Assignee of Mortgage LIEBO, WEINGARDEN, DOBIE & BARBEE, P.L.L.P. Attorneys for Mortgagee/Assignee of Mortgage 4500 Park Glen Road #300 Minneapolis, MN 55416 (952) 925-6888 19-24-004592 FC IN THE EVENT REQUIRED BY FEDERAL LAW: THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

NOTICE OF MORTGAGE FORECLOSURE SALE
Pursuant to the provisions of Minnesota Statutes 580.07, the foregoing foreclosure sale is postponed until October 31, 2024 at 11:00 AM at the Hennepin County Sheriff's Office, Civil Division, Room 190, 350 South 5th Street, Minneapolis, MN, in said county and state. Dated: July 25, 2024, as Document No. 19 24-004592 FC IN THE EVENT REQUIRED BY FEDERAL LAW: THIS IS A COMMUNICATION