# PUBLIC NOTICES



## FORECLOSURES

**PUBLIC NOTICE 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 the conditions of the following described mortgage: DATE OF MORTGAGE: November 24, 2021 ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $325,000.00 MORTGAGOR(S): David Cullen, a single person MORTGAGEE: Wells Fargo Bank N.A. SERVICER: Rocket Mortgage, LLC s/b/m to Nationstar Mortgage LLC. LENDER: Wells Fargo Bank, N.A. DATE AND PLACE OF FILING: Isanti County Minnesota, Recorder on November 29, 2021, as Document No. A511087. ASSIGNED TO: Rocket Mortgage, LLC s/b/m to Nationstar Mortgage LLC by an Assignment of Mortgage dated 10/17/2025 and recorded on 10/20/2025 as Document No. A540511.LEGAL DESCRIPTION OF PROPERTY: Lot 1, Block 1, River Heights Third Addition, except all that part lying North of a line drawn parallel with and 40 feet South of the North line of said Lot 1, Block 1, River Heights Third Addition (said 40 feet shall be measured at right angles to the North line of Lot 1, Block 1), Isanti County, Minnesota. PROPERTY ADDRESS: 940 6th Ave NW, Cambridge, MN 55008 PROPERTY I.D: 15.078.0010 COUNTY IN WHICH PROPERTY IS LOCATED: Isanti THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: Three Hundred Eight Thousand Eight Hundred and 84/100 ($308,800.84) THAT no action or proceeding has been instituted at law to recover the debt secured by said mortgage, or any part thereof; that there has been compliance with all pre-foreclosure notice and acceleration requirements of said mortgage, and/or applicable statutes; PURSUANT, to the power of sale contained in said mortgage, the above described property will be sold by the Sheriff of said county as follows: DATE AND TIME OF SALE: 10:00AM on April 13, 2026 PLACE OF SALE: Isanti County Sheriff`s Office, 2440 Main Street South, Cambridge MN 55008 to pay the debt then secured by said mortgage and taxes, if any actually paid by the mortgagee, on the premises and the costs and disbursements allowed by law. The time allowed by law for redemption by said mortgagor(s), their personal representatives or assigns is 6.00 months from the date of sale. If Mortgage is not reinstated under Minn. Stat. Section580.30 or the property is not redeemed under Minn. Stat. Section580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on October 13, 2026, or the next business day if October 13, 2026 falls on a Saturday, Sunday or legal holiday. "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." MORTGAGORS RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None Dated: February 26, 2026 Rocket Mortgage, LLC s/b/m to Nationstar Mortgage LLC Randall S. Miller And Associates, PLLC Attorneys for Assignee of Mortgage/Mortgagee Edinburgh Executive Office Center, 8525 Edinbrook Crossing North Suite #210 Brooklyn Park, MN 55443 Phone: 612-223-6873 Our File No. 25MN00257-1 A-4866202 02/26/2026, 03/05/2026, 03/12/2026, 03/19/2026, 03/26/2026, 04/02/2026

**Published in the Isanti-Chisago County STAR on February 26; March 5,12,19, 26; April 2, 2026**

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**NOTICE OF ASSESSMENT LIEN 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. THIS COMMUNICATION IS FROM A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

**NOTICE IS HEREBY GIVEN** that default has been made in the terms and conditions of the Declaration of Villages on the Rum V Homeowners' Association (henceforth the "Declaration") recorded in the office of the Recorder for Isanti County, Minnesota on November 9, 2022, as Document No. A520416, which covers the following property:

Lot 120, Block 4, Villages on the Rum, CIC No. 5, Isanti County, Minnesota

**WHEREAS**, pursuant to said Declaration, there is claimed to be due and owing as of March 9, 2026, from Sarah Peterson, title holder, to Villages on the Rum V Homeowners' Association, a Minnesota non-profit corporation, the principal amount of Fifteen Thousand, Eight Hundred One and 25/100ths Dollars ($15,801.25) for assessments, late fees and related charges, plus assessments, collection costs, attorneys' fees and other amounts will be incurred since said date, including costs of collection and foreclosure;

**WHEREAS**, no action is now pending at law or otherwise to recover said debt or any part thereof;

**WHEREAS**, the owner has not been released from the financial obligation to pay said amount;

**WHEREAS**, pursuant to the Declaration and Minn. Stat. §515B.3-116(h), said debt created a lien upon said premises in favor of Villages on the Rum V Homeowners' Association as evidenced by the lien statement recorded on February 20, 2026, in the office of the Isanti County Recorder as Document No. A543084;

**WHEREAS**, pursuant to the power of sale granted by the owner(s) in taking title to the premises subject to said Declaration, said lien will be foreclosed by the sale of said property by the sheriff of said county at the Isanti County Sheriff's Department, 2440 Main Street South, Cambridge, MN 55008, on April 30, 2026, at 10:00 o'clock a.m., at public auction to the highest bidder, for cash, to pay the amount then due for said assessments, together with the costs of foreclosure, including attorneys' fees as allowed by law. The time allowed by law for redemption by the unit owners, their personal representatives or assigns is six (6) months from the date of said sale.

**The following information is provided pursuant to Minnesota Statutes Sections 580.025 and 580.04:**

(1) Street Address of Property: 945 Golden Way Northwest, Isanti, MN 55040

(2) Name of Transaction Agent, Residential Mortgage Servicer, Lender &/or Broker: N/A

(3) Tax Parcel Identification Number of the Property: 16-092-2560

(4) Transaction Agent's Mortgage Identification Number, if known: N/A

(5) Name of Mortgage Originator, if stated on mortgage: N/A

(6) Date on which Occupant must vacate Property, if mortgage is not reinstated under Section 580.30 or property redeemed under 580.23: 11:59 p.m. on October 30, 2026. If the foregoing date is a Saturday, Sunday or legal holiday, then the date to vacate is the next business day at 11:59 p.m.

REDEMPTION NOTICE

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 FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: March 9, 2026

TOOHEY LAW FIRM, P.A.

By:_____

Jennifer C. Toohey, I.D. #0343742

Attorneys for Lienor

7100 Northland Circle North, Suite 101

Brooklyn Park, MN 55428

(763) 401-4120 Lienor:

Villages on the Rum V Homeowners' Association

By: _____

Jennifer C. Toohey

Its: Attorney in Fact

THIS INSTRUMENT WAS DRAFTED BY:

TOOHEY LAW FIRM, P.A.

7100 Northland Circle North, Suite 101

Brooklyn Park, MN 55428

(763) 401-4120

File No. 115061.014

**Published in the Isanti-Chisago County STAR on March 12, 19, 26; April 2, 9, 16, 2026**

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**NOTICE OF ASSESSMENT LIEN 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. THIS COMMUNICATION IS FROM A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

**NOTICE IS HEREBY GIVEN** that default has been made in the terms and conditions of the Declaration of Villages on the Rum V Homeowners' Association (henceforth the "Declaration") recorded in the office of the Recorder for Isanti County, Minnesota on November 9, 2022, as Document No. A520416, which covers the following property:

Lot 47, Block 4, Villages on the Rum, according to the plat thereof on file and of record in the office of the County Recorder, Isanti County, Minnesota

**WHEREAS**, pursuant to said Declaration, there is claimed to be due and owing as of March 4, 2026, from Hayden Johnson, title holder, to Villages on the Rum V Homeowners' Association, a Minnesota non-profit corporation, the principal amount of Eight Thousand, Two Hundred Seventy-Nine and 92/100th Dollars ($8,279.92) for assessments, late fees and related charges, plus assessments, collection costs, attorneys' fees and other amounts will be incurred since said date, including costs of collection and foreclosure;

**WHEREAS**, no action is now pending at law or otherwise to recover said debt or any part thereof;

**WHEREAS**, the owner has not been released from the financial obligation to pay said amount;

**WHEREAS**, pursuant to the Declaration and Minn. Stat. §515B.3-116(h), said debt created a lien upon said premises in favor of Villages on the Rum V Homeowners' Association as evidenced by the lien statement recorded on February 20, 2026, in the office of the Isanti County Recorder as Document No. A543085;

**WHEREAS**, pursuant to the power of sale granted by the owner(s) in taking title to the premises subject to said Declaration, said lien will be foreclosed by the sale of said property by the sheriff of said county at the Isanti County Sheriff's Department, 2440 Main Street South, Cambridge, MN 55008, on April 30, 2026, at 10:00 o'clock a.m., at public auction to the highest bidder, for cash, to pay the amount then due for said assessments, together with the costs of foreclosure, including attorneys' fees as allowed by law. The time allowed by law for redemption by the unit owners, their personal representatives or assigns is six (6) months from the date of said sale.

**The following information is provided pursuant to Minnesota Statutes Sections 580.025 and 580.04:**

(1) Street Address of Property: 936 Golden Way Northwest, Isanti, MN 55040

(2) Name of Transaction Agent, Residential Mortgage Servicer, Lender &/or Broker: N/A

(3) Tax Parcel Identification Number of the Property: 16-092-1830

(4) Transaction Agent's Mortgage Identification Number, if known: N/A

(5) Name of Mortgage Originator, if stated on mortgage: N/A

(6) Date on which Occupant must vacate Property, if mortgage is not reinstated under Section 580.30 or property redeemed under 580.23: 11:59 p.m. on October 30, 2026. If the foregoing date is a Saturday, Sunday or legal holiday, then the date to vacate is the next business day at 11:59 p.m.

REDEMPTION NOTICE

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 FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: March 4, 2026

TOOHEY LAW FIRM, P.A.

By:_____

Jennifer C. Toohey, I.D. #0343742

Attorneys for Lienor

7100 Northland Circle North, Suite 101

Brooklyn Park, MN 55428

(763) 401-4120 Lienor:

Villages on the Rum V Homeowners' Association

By_____

Jennifer C. Toohey

Its: Attorney in Fact

THIS INSTRUMENT WAS DRAFTED BY:

TOOHEY LAW FIRM, P.A.

7100 Northland Circle North, Suite 101

Brooklyn Park, MN 55428

(763) 401-4120

File No. 115061.011

**Published in the Isanti-Chisago County STAR on March 12, 19, 26, April 2, 9,16, 2026**

## PROBATE

**STATE OF MINNESOTA COUNTY OF: CHISAGO DISTRICT COURT**

Court File Number: 13-PR-26-21

Judicial District: 10th

Case Type: Probate

In Re the Estate of

James Richard Deitner Sr.

Decedent (Deceased Person)

**Notice and Order for Hearing on Petition for Formal Adjudication of Intestacy, Determination of Heirship, and Appointment of Personal Representative and Notice to Creditors**

It is ordered and notice is given that a hearing will be held as follows:

Date: April 1, 2026

Time: 2:00 p.m.

Location: 313 N Main Street, Center City, MN 55012 – via zoom

for the formal adjudication of intestacy and determination of heirship of the Decedent, and for the appointment of:

Name: Julie A. Johnson and James Deitner Jr.

Address:13639 Ghia Street NE, Ham Lake MN 55304,

3511 White Pine Way, Stillwater, MN 55082

as Personal Representative of the Estate of the Decedent in: a supervised administration

Any objections to the petition should be filed with the Court before, or raised at, the hearing.

If proper and if no objections are filed or raised, the personal representative will be appointed with full power to administer the Estate including the power to collect all assets; to pay all legal debts, claims, taxes, and expenses; to sell real and personal property; and to do all necessary acts for the 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 months after the date of this Notice or the claims will be barred.

Date: 2026.02.19 14:49:57

BY THE COURT: Dowdal, Bridgid (Judge)

**Published in the Isanti-Chisago County STAR on March 12, 19, 2026**

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**STATE OF MINNESOTA ISANTI COUNTY DISTRICT COURT 10TH JUDICIAL DISTRICT COURT FILE NUMBER: 30-PR-26-11 C ASE TYPE: INFORMAL PROBATE**

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

In Re The Estate Of Shirley Ann Cirhan A/k/a Shirley A. Cirhan A/k/a Shirley Cirhan, Deceased

**TO ALL INTERESTED PERSONS AND CREDITORS:**

Notice is hereby given that an application for informal appointment of 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 the following:

Name: Charles Edward Cirhan

Address: 8811 Norway Street NW, Coon Rapids MN 55433

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 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.

Attorney for Personal Representative STEVEN CAESAR OPHEIM

Attorney License No.: 169080 Dudley and Smith PA

1295 Northland Drive

Suite 250

Mendota Heights MN 55120

Telephone: 651-291-1717

Email: sopheim@dudleyandsmith.com

Probate Registrar

Date: March 11, 2026

Erin Boettcher, Court Administrator Date: March 11, 2026

**Published in the Isanti-Chisago County STAR on March 19, 26, 2026**

## PUBLIC HEARING

**CITY OF EAST BETHEL NOTICE OF PUBLIC HEARING**

You are hereby notified that the City of East Bethel Planning Commission will hold a public hearing to review the following:

**A requested Variance and subsequent Interim Use Permit Request for the purposes of allowing Domestic Farm Animals (Horse) within the Rural Residential District on lands currently platted.**

The hearing will be held in the East Bethel City Hall located at 2241 221st Ave NE on: **Tuesday March 24th, 2026 at or about 7:00 pm**

Applicant/Owner: Ms. Lynnsey Plaisance

Site Location: 656 192 Ave., NE

PID: 303323420024

Request(s):Generally: Grant a variance from the requirement that only allows the keeping of Domestic Farm Animals (Horses) on property that has not been platted (City Ord. 10-151(c)); if approved, grant Interim Use Permit.

If you desire to be heard in reference to this matter, you are encouraged to attend the scheduled public hearing or submit written comments to City Hall prior to the hearing.

Comments can be emailed to Eric.Johnson@ci.east-bethel.mn.us or via US MAIL to City Hall at 2241 221st Ave NE. City of East Bethel, MN 55011

Eric Johnson 3/5/26 Senior Planner

**Published in the Isanti-Chisago County STAR on March 12, 19, 2026**

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**CITY OF EAST BETHEL NOTICE OF PUBLIC HEARING**

You are hereby notified that the City of East Bethel Planning Commission will hold a public hearing to review the following:

Requests to enable the construction of a Dairy Queen upon the 1.63 acre parcel with a PID# 323323120012 for Amended PUD, Site Plan Review, Preliminary and Final Plat.

The hearing will be held in the East Bethel City Hall located at 2241 221st Ave NE on:

Tuesday March 24th, 2026 at or about 7:00 pm

Applicant/Owner: EB Commercial LLC.

Site Location: Located at the NE quadrant of the roundabout Sandhill Parkway NE and 187th Ln NE. (Also adjacent - southerly to the Kwik Trip Convenience Store)

PID: 323323120012

Request(s): Generally: Amended PUD, Site Plan and Preliminary and Final Plat

If you desire to be heard in reference to this matter, you are encouraged to attend the scheduled public hearing or submit written comments to City Hall prior to the hearing.

Comments can be emailed to Eric.Johnson@ci.east-bethel.mn.us or to City Hall at 2241 221st Ave NE. City of East Bethel, MN 55011

Eric Johnson 3/5/26 Senior Planner

**Published in the Isanti-Chisago County STAR on March 12, 19, 2026**

## NOTICES

**CAMBRIDGE TOWNSHIP PUBLIC NOTICE SEALED BIDS FOR PAVING**

Cambridge Township will be accepting Bids for the paving of approximately 5400 feet of 328th Ave NE. Bids will be opened at the April 13, 2026, monthly meeting at 8PM. For specifications contact the Cambridge Township Road Maintenance Supervisor: Rob A. Anderson(763-286-9117)

3568 337th Ave NE, Cambridge, Mn 55008

The Cambridge Township Monthly Board meeting is held at the following

location: Isanti County Historical Society Building 33525 Flanders St NE, Cambridge, Mn 55008

Sealed Bids should be clearly marked on the outside of the envelope "Bituminous Bid 2026". The Township has the right to accept and/or reject all bids.

Darrell Vosika

Cambridge Township Clerk

**Published in the Isanti-Chisago County STAR on March 19, 26 2026**

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**ADVERTISEMENT FOR BIDS CLEANING, REPAIRING, & PAINTING 500,000-GALLON ELEVATED RESERVOIR TOWER NUMBER THREE**

**NORTH BRANCH, MINNESOTA CITY PROJECT NO.: R-032787-000 KLM PROJECT NO.: 2071-25 MARCH 2026**

**MANDATORY PRE-BID DATE: March 26, 2026 BID OPEN DATE: April 7, 2026**

A **mandatory pre-bid conference call** will be held at 10:00 AM CST on March 26, 2026, to discuss the scope of the project with the Owner's representatives, Engineer, and prospective bidders. An on-site visit can be arranged for bidders by contacting the Project Engineer at the number listed on the Title Page. **Attendance by prospective bidders or their designated representatives at the pre-bid conference is a pre-requisite to bidding the project.**

**Conference call information is as follows:**

Number – 1-612-351-3093 Access Code – 434056

The Owner will receive bids for the furnishing of all labor, materials, and equipment necessary for the project until 2:00 PM CST, April 7, 2026, at which time all bids will be publicly opened and read aloud via a live video conferencing platform. Those desiring to attend the conference should contact the KLM representative below to obtain access information.

Project documents are available starting March 16, 2026, at http://www.questcdn.com. You may download the complete set of digital bidding documents for $30.00 by entering eBidDocTM #10084878 in the "Search Projects" page. Contact QuestCDN at 952-233-1632 or info@questcdn.com for assistance in free membership registration, downloading, and working with this digital project information.

All bids shall be accompanied by a 5% bid bond payable to the City of North Branch.

**Project bids shall only be received and accepted via the online electronic bid service through QuestCDN.com. To access the electronic bid form, download the project documents and click the online bidding button at the top of the advertisement. A $50 fee is charged to provide a bid.**

For any bidding questions, please contact Joseph Clasemann, P.E. at KLM Engineering, Inc., at 651-773- 5111 or jclasemann@klmengineering.com.

**ADVERTISEMENT LOCATIONS & START DATES**

QuestCDN: March 16, 2026

Isanti-Chisago County Star: March 19, 2026

**Published in the Isanti-Chisago County STAR on March 19, 26 2026**