

# PUBLIC NOTICES

SEPTEMBER 4, 2025

CountyStar.com

ISANTI-CHISAGO COUNTY STAR 13

## 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: December 10, 2020 ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$238,400.00 MORTGAGOR(S): Larry D. Byars and Barbara F. Byars, Husband and Wife, and Lorrel Deanne Dewanz, An Unmarried Woman, as joint tenants MORTGAGEE: Mortgage Electronic Registration Systems, Inc. as Mortgagee, as Nominee for Bay Equity LLC, its successors and assigns TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc. MIN#:10061660004121453-8 SERVICER: BSI Financial Services LENDER: Bay Equity LLC. DATE AND PLACE OF FILING: Isanti County Minnesota, Recorder, on December 11, 2020, as Document No. A499107. ASSIGNED TO: SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES by an Assignment of Mortgage dated 01/15/2025, recorded on 01/17/2025 as Document No. A535069. LEGAL DESCRIPTION OF PROPERTY: Lot 10, Block 5, Rum River Meadows 2nd Addition, Isanti County, Minnesota. PROPERTY ADDRESS: 1206 Rum River Drive SW, Isanti, MN 55040 PROPERTY I.D.: 16.111.0310 COUNTY IN WHICH PROPERTY IS LOCATED: Isanti THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: Two Hundred Thirty Thousand Seven Hundred Seven and 80/100 (\$230,707.80) 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 September 23, 2025 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 March 23, 2026, or the next business day if March 23, 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." Dated: August 7, 2025 SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES Randall S. Miller & Associates, PLLC Attorneys for Assignee of Mortgage/Mortgagor Edinburgh Executive Office Center, 8525 Edinbrook Crossing North Suite #210 Brooklyn Park, MN 55443 Phone: 952-232-0052 Our File No. 23MN00045-3 A-4849246 08/07/2025, 08/14/2025, 08/21/2025, 08/28/2025, 09/04/2025, 09/11/2025

Published in the Isanti-Chisago County STAR on Aug. 7, 14, 21, 28; Sept. 4, 11, 2025

## PROBATE

### STATE OF MINNESOTA ISANTI COUNTY DISTRICT COURT 10TH JUDICIAL DISTRICT COURT FILE NUMBER: 30-PR-25-55 CASE TYPE: INFORMAL PROBATE

In re the Estate of Eugene V. Sitzmann, Jr. a/k/a Eugene Valentine Sitzmann, Jr., Deceased (Ancillary Probate)

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

has been filed with the Probate Registrar, and the application has been granted. Notice is also given that the Probate Registrar has informally appointed the following:

**Name:** Leigh-Alexandra Basha  
**Address:** 9002 Lupine Den Dr Vienna VA 22182

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.

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.

#### Attorney for Personal Representative

WILLIAM J BERENS  
Attorney License No.: 7055

Dorsey & Whitney LLP

50 South Sixth Street

Suite 1500

Minneapolis MN 55402

Telephone: 612-340-2621

E-Mail: berens.bill@ dorsey.com

Probate Registrar \_\_\_\_\_

Date 8/26/2025

Date Erin Boettcher

Date 8/26/2025

Published in the Isanti-Chisago County STAR on September 4, 11, 2025

## PUBLIC HEARING

### PUBLIC NOTICE CITY OF ISANTI PLANNING COMMISSION

Public Hearing on September 16th, 2025

Notice is hereby given that on Tuesday, September 16, 2025, at 6:00pm at the Isanti City Hall located at 110 First Avenue NW; the Planning Commission will hold a Public Hearing on the following item(s):

1) Request by Isanti Grappling Club for a Conditional Use Permit for 101 Isanti Parkway NE, Suite E operate of a martial arts studio under City Ordinance 445 Section 21.

2) Request by Carroll Holdings, LLC for a Zoning Map Amendment and Site Review Plan for 16.030.0600 and 16.030.0700 to construct an apartment building under City Ordinance 445 Section 18.

BY ORDER OF THE CITY OF ISANTI, MINNESOTA.

Jared Haas

Associate Planner

Published in the Isanti-Chisago County STAR on September 4, 2025

### NOTICE OF PUBLIC HEARING NORTH BRANCH PLANNING COMMISSION

Notice is hereby given that the North Branch Planning Commission will hold Public Hearing on Wednesday, September 17, 2025, at 6:30 p.m., or as soon thereafter as the matter may be heard, at North Branch City Hall, 6408 Elm Street, North Branch, Minnesota. The purpose of this public hearing is to allow for public testimony regarding a proposed variance from North Branch City Code Section 66-943 Design Standards for permitted building materials and a Zoning Text Amendment and Conditional Use Permit for outdoor parking/storage at 39777 Flink Ave.

**Applicants(s)**

Loren Beach

**Property Owners(s)**

YHWH Holdings LLC

**General Location(s)**

East side of Flink Ave, West of Interstate 35, and South of 400th St

**Legal Description**

THAT PT OF E1/2 OF NW1/4 DES AS FOL: S 492 FT OF N 1542 FT OF THAT PT OF E1/2 OF NW 1/4 LYING E OF W 700 FT THEREOF & LYING W'LY OF THE W'LY R/W LINE OF I35, Chisago County, Minnesota

**PID(s)**

11.00365.00

Pertinent information about

this request is on file at City Hall. Persons interested in providing comment as to this request may do so in writing at or before the public hearing. Comments may be sent to: Ryan Saltis at ryans@ci.northbranch.mn.us.

Ryan Saltis  
ryans@ci.northbranch.mn.us  
(651) 277-5227

Published in the Isanti-Chisago County STAR on September 4, 2025

## NOTICES

### STATE OF MINNESOTA COUNTY OF ISANTI IN DISTRICT COURT TENTH JUDICIAL DISTRICT

Case Type: Condemnation

Court File No.: 30-CV-25-508

State of Minnesota, by its Commissioner of Transportation, Petitioner,

vs.

TEND, LLC, et al.

Respondents.

### IN THE MATTER OF THE CONDEMNATION OF CERTAIN LANDS FOR TRUNK HIGHWAY PURPOSES

NOTICE

To the Respondents hereinabove named:

You, and each of you, are hereby notified that on October 10, 2025, at 9:00 a.m., or as soon thereafter as counsel can be heard, before Judge John D. Klossner, in the Courthouse at Cambridge, Isanti County, Minnesota, via remote hearing, the Petitioner will present a Petition now on file herein for the condemnation of certain lands for trunk highway purposes. This hearing will not be in person at the Courthouse. Instructions for attending the remote hearing may be obtained from Isanti Court Administration. The remote hearing may be accessed by video at <https://Zoomgov.com/join>, or by phone at 833-568-8864. For either method, the Meeting ID is 160 612 4764 and the Meeting Password is 934219. A copy of the Petition is attached hereto and incorporated herein.

You, AND EACH OF YOU, ARE FURTHER NOTIFIED, that Petitioner will also move the court for an order transferring title and possession to Petitioner of the parcels described in the Petition in accordance with Minn. Stat. §117.042, as of November 13, 2025.

YOU, AND EACH OF YOU, ARE FURTHER NOTIFIED, that all persons occupying the property described in the petition must VACATE THE AREA BEING ACQUIRED AND MOVE ALL OF YOUR PERSONAL PROPERTY FROM THE AREA BEING ACQUIRED ON OR BEFORE NOVEMBER 13, 2025. All advertising signs or devices located in the area being acquired must be removed by November 13, 2025.

YOU, AND EACH OF YOU, ARE FURTHER NOTIFIED, that (1) a party wishing to challenge the public use or public purpose, necessity, or authority for a taking must appear at the court hearing and state the objection or must appeal within 60 days of a court order; and (2) a court order approving the public use or public purpose, necessity, and authority for the taking is final unless an appeal is brought within 60 days after service of the order on the party.

Dated: June 11, 2025

KEITH ELISON

Attorney General

State of Minnesota

/s/Andrew Gross

ANDREW GROSS

Assistant Attorney General

Atty. Reg. No. 0395389

445 Minnesota Street, Suite 600

St. Paul, MN 55101-2134

(651) 757-1039 (Voice)

(651) 282-2525 (TTY)

ATTORNEY FOR PETITIONER

STATE OF MINNESOTA

COUNTY OF ISANTI

DISTRICT COURT

TENTH JUDICIAL DISTRICT

Case Type: Condemnation

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State of Minnesota, by its

Commissioner of Transportation,

Petitioner,

vs.

TEND, LLC, Higgins RE Portfolio,

LLC, Village Bank, Timothy

Magnuson, Jacob Magnuson,

County of Isanti, Kristine L. Yerigan,

as trustee of Kristine L. Yerigan

Trust, Lynne M. Lero, Cambridge

State Bank, successor in interest

to your Petitioner to be the owners of said

lands or interested therein, including

all whom your Petitioner has been

able by investigation and inquiry to

discover, together with the nature of

the ownership of each, as nearly as

can be ascertained, are as follows:

EE ACQUISITION

Parcel 52 C.S. 3006 (95=132)

901

S.P. 3006-39RW

All of the following:

That part of the Northwest Quarter

of Giles Block in Government Lot 1

of Section 32, Township 36 North,

Range 23 West, shown as Parcel

52 on Minnesota Department of

Transportation Right of Way Plat

Numbered 30-66 as the same is on

file and of record in the office of

the County Recorder in and for

Isanti County, Minnesota; together

with other rights as set forth below,

forming and being part of said Parcel

66:

Temporary Easement:

A temporary easement for

highway purposes as shown on said

plat as to said Parcel 66 by the

temporary easement symbol, said

easement shall cease on December

1, 2030, or on such earlier date

upon which the Commissioner of

Transportation determines by formal

order that it is no longer needed for

highway purposes.

Names of parties interested in the

