

PUBLIC NOTICES

14 ISANTI-CHISAGO COUNTY STAR

CountyStar.com

JANUARY 29, 2026

NOTICES

PUBLIC NOTICE:

The warranty deed recorded on June 23, 1971, for Lot 17, Block 2, Goldenwood, also known as 2940 Ivy Street South, Cambridge, Minnesota, was never executed by the named grantors and no lawful conveyance ever occurred. Because the deed was unsigned, no party ever acquired title, no valid mortgage was ever created, and all actions based on that defective instrument, including any foreclosure or sheriff's sale, are void. The only lawful execution of the original deed occurred on October 10, 2023, and the property was transferred into the LeRoy Family Private Land Trust on October 31, 2023. No other person or entity has authority to sell, transfer, convey, or encumber this property, and any attempted action by an unauthorized party is void. This notice is provided to clarify the record and confirm that all actions based on the unsigned 1971 instrument are void and without legal effect. Devin M. LeRoy, Successor Trustee and Legal Title Holder, LeRoy Family Private Land Trust.

Published in the Isanti-Chisago County STAR on January 22, 29, 2026

PUBLIC NOTICE

Notice is hereby given that the undersigned will sell at a Public Auction on

February 3, 2026 at 10:00 am at: The Storehouse 37200 Highway 65 Grandy, MN 55029

The personal property heretofore with the undersigned by:

Unit # 112
Martin "Marty" John Mulvany
23226 Yucca St. NW
St. Francis, MN 55070-9795

Published in the STAR
1/22/26 & 1/29/26

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and Appointed Two Seats
• Approved BNSF Crossing Surface Agreement

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FORECLOSURES

NOTICE OF MORTGAGE FORECLOSURE SALE

State of Minnesota, County of Isanti, Tenth Judicial District, Civil No. 30-CV-25-756, First National Bank, Plaintiff vs. Dylan Investments LLC; D.B. Graphics, Inc.; Dennis George Buchanan; Tammy Jane Buchanan; Platinum Bank; and John Doe, Mary Roe, and XYZ Corporation, whose correct names are unknown to Plaintiff, Defendants.

NOTICE IS HEREBY GIVEN that under and by virtue of the Findings of Fact, Conclusions of Law, and Order for Judgment dated December 15, 2025, and entered December 19, 2025, in the above-cited action, a certified copy of which has been delivered directing the sale of the premises hereinafter described to satisfy the amount found and adjudged due to said Plaintiff in the above-cited action from said Defendants, the Sheriff of Pipestone County will sell at public auction to the highest bidder for cash, the premises described in said Judgment to pay the debt secured by the following described mortgage:

DATE OF MORTGAGE: May 26, 2021

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$709,000.00 **MORTGAGOR(S):** Dylan Investments LLC, a Minnesota limited liability company

MORTGAGEE: First National Bank **DATE AND PLACE OF RECORDING:**

Recorded on May 27, 2021, as Document Number A504965 in the Office of the County Recorder of Isanti County, Minnesota.

COUNTY IN WHICH PROPERTY IS LOCATED: Isanti

Common Street Address(es): 801 Highway 65 NE, Isanti, MN 55040

Tax Parcel ID No: 16.020.1100

LEGAL DESCRIPTION OF PROPERTY:

That part of the Southeast Quarter of the Southwest Quarter (SE1/4 of SW1/4) of Section Twenty (20), Township Thirty-five (35), Range Twenty-three (23), described by metes and bounds as follows: Commencing at the Southeast corner of the SE1/4 of SW1/4 of Section 20, Township 35, Range 23, thence north along the north and south quarter line a distance of 440 feet; thence west and parallel with the south line of said SE1/4 of SW1/4 a distance of 600 feet; thence south and parallel with the east line of said SE1/4 of SW1/4 a distance of 440 feet to the South line of SE1/4 of SW1/4; thence east along the south line of said SE1/4 of SW1/4 a distance of 600 feet to the point of commencement, subject to highway easements of record and mineral reservations of record, Isanti County, Minnesota.

AMOUNT DUE UNDER JUDGMENT: As December 19, 2025, the amount due under the Judgment entered in the above-cited action on December 19, 2025, is no less than \$673,009.81, consisting of the judgment amount of \$673,009.81 plus interest accrued and accruing

at a rate of
\$69.11 per day since October 21, 2025, together with accrued and accruing fees and costs and the costs and expenses of sale.

PURSUANT the said judgment, the above-described property will be sold by sheriff of said county as follows:

DATE AND TIME OF SALE: March 5, 2026, at 10 AM

PLACE OF SALE: Isanti County Sheriff's Office, 2440 Main Street S., Cambridge, MN 55008 to pay the debt 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 months from the date of said sale by the mortgagor(s), their personal representatives or assigns.

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: January 20, 2026
MORTGAGEE: First National Bank DeWitt LLP

By: /s/ Zachary P. Armstrong
Name: Zachary P. Armstrong
Attorneys for Plaintiff/Mortgagee 901 Marquette Avenue, Suite 2100 Minneapolis, MN 55402

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ASSUMED NAME

OFFICE OF THE MINNESOTA SECRETARY OF STATE CERTIFICATE OF ASSUMED NAME

Minnesota Statutes, Chapter 333
The filing of an assumed name does not provide a user with exclusive rights to that name. The filing is required for consumer protection in order to enable customers to be able to identify the true owner of a business.

ASSUMED NAME: Knot Just Pine MN
PRINCIPAL PLACE OF BUSINESS: 1272 340th Ct. NW, Cambridge, MN 55008

APPLICANT(S):
Name: Jeff Olson and Dawn Olson

Address: 1272 340th Ct. NW, Cambridge, MN 55008

If you submit an attachment, it will be incorporated into this document. If the attachment conflicts with the information specifically set forth in this document, this document supersedes the data referenced in the attachment.

By typing my name, I, the undersigned, certify that I am signing this document as the person whose signature is required, or as agent of the person(s) whose signature would be required who has authorized me to sign this document on his/her behalf, or in both capacities. I further certify that I have completed all required fields, and that the information in this document is true and correct and in compliance with the applicable chapter of Minnesota Statutes. I

understand that by signing this document I am subject to the penalties of perjury as set forth in Section 609.48 as if I had signed this document under oath.

SIGNED BY: Jeff Olson

MAILING ADDRESS: 1272 340th Ct. NW, Cambridge, MN 55008

EMAIL FOR OFFICIAL NOTICES:

Knot.Just.Pine.MN@gmail.com

Work Item 1621970600030

Original File Number

1621970600030

STATE OF MINNESOTA OFFICE

OF THE SECRETARY OF STATE

FILED 1/16/2026 11:59 PM

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PROBATE

STATE OF MINNESOTA COUNTY OF: ISANTI JUDICIAL DISTRICT: 10TH DISTRICT COURT

Court File Number: 13-PR-26-11

Case Type: Probate

In Re the Estate of Richard Alan LaValle 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: March 19, 2026 Time: 2:00 p.m.

Location: 313 North Main St. 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: Robert J. Ryan

Address: 23800 Pickett Ave, N Scandia, MN 55073

as Personal Representative of the Estate of the Decedent in: an unsupervised 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:
BY THE COURT: Catherine Trevino (Judge)

District Court Judge OR Court Administrator

Attorney for Personal Representative: Name: Kirsten J. Libby

Firm: Libby Law Office, P.A.

Address: 855 Rice St, STE. 100 St. Paul, MN 55117

Attorney License No.: 0326227

Telephone: 651-487-1208

Email: Kirsten@libbylawoffice.com

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SCHOOL BOARD

SUMMARY PUBLICATION OF THE PROCEEDINGS OF THE CAMBRIDGE-ISANTI SCHOOLS BOARD OF EDUCATION.

Complete minutes are available for public inspection at the District Office (625 Main St N., Cambridge, MN) or at www.c-ischools.org.

Regular School Board Meeting – December 18, 2025

With Chair Heidi Sprandel, Vice Chair DeEtta Moos, Clerk Mark Solberg, Treasurer Nikki Johnson, and Directors Kevin Gross and Brette Halverson; and Ex Officio, Superintendent Dr. Nate Rudolph. Absent: Director Becky Roby

Organizational School Board Meeting – January 5, 2026

With Chair Heidi Sprandel, Vice Chair DeEtta Moos, Clerk Mark Solberg, Treasurer Nikki Johnson, and Directors Kevin Gross and Brette Halverson; and Ex Officio, Superintendent Dr. Nate Rudolph. Absent: Director Becky Roby

Chair Sprandel called the meeting to order at 5:30 p.m.

• Motion to approve the meeting agenda was made by Nikki Johnson, seconded by Kevin Gross. Motion carried.

• Motion to elect Heidi Sprandel as Board Chair was made by Mark Solberg. Motion carried by acclamation.

• Motion to elect DeEtta Moos as Board Vice Chair was made by Nikki Johnson. Motion carried by acclamation.

• Motion to elect Mark Solberg as Board Clerk was made by DeEtta Moos. Motion carried by acclamation.

• Motion to elect Nikki Johnson as Board Treasurer was made by Mark Solberg. Motion carried by acclamation.

• Motion to approve the designated time and place for Regular Board Meetings & Study Sessions for 2026 was made by DeEtta Moos, seconded by Nikki Johnson. Motion carried.

• Motion to approve Policy 203.7 – School Board Compensation as is was made by Kevin Gross, seconded by Mark Solberg. Motion carried.

• Motion to approve Squires, Waldspurger, & Mace P.A. as the School District Attorney for 2026 was made by Nikki Johnson, seconded by Heidi Sprandel. Motion carried.

• Motion to approve the 2026-2027 Cambridge-Isanti High School Course Guide made by Halverson, seconded by Gross. Motion carried, with one dissenting vote.

• Motion to approve the 2026-2027 Truancy Contract between C-I Schools and Isanti County Family Services made by Solberg, seconded by Roby. Motion carried.

• Motion to approve First Bank & Trust as the Designated Official Depository for 2026 was made by Mark Solberg, seconded by Kevin Gross. Motion carried.

• Motion to approve the Authority with Official Depositories as listed for 2026 was made by Nikki Johnson, seconded by DeEtta Moos. Motion carried.

• Motion to adopt Resolution Authorizing Use of Facsimile Signatures for 2026 was made by Brette Halverson, seconded by Nikki Johnson. Motion carried.

• Motion to adopt Resolution Authorizing Superintendent/Director of Finance and Operations to Sign Purchase Agreements for 2026 was made by Kevin Gross, seconded by DeEtta Moos. Motion carried.

• Motion to adopt Resolution Authorizing Administration to Develop Specifications to Solicit Bids for 2026 was made by Mark Solberg, seconded by Brette Halverson. Motion carried.

• Motion to approve Policy 721 – Uniform Grant Guidance Policy Regarding Federal Revenue Sources as presented was made by Nikki Johnson, seconded by DeEtta Moos. Motion carried.

• Motion to adjourn the meeting at 5:52 PM was made by Kevin Gross, seconded by Nikki Johnson. Motion carried.

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MUST BOOK BY 3/31

Grand Alaskan Cruise & Tour

12 DAYS INSIDE CABIN STARTING AT \$3,549 \$3,299*

BASED ON JUL 8, 2026 DEPARTURE

- Marvel at Alaska's natural beauty in Denali National Park
- Visit Alaska's the Alaska Wildlife Conservation Center
- Cruise Glacier Bay and Wrangell St. Elias National Park
- Travel through the legendary Inside Passage

CALL US: 1-844-270-2455

*Per person based on double occupancy & includes tax service/gov't fees. Ask your Travel Consultant for terms & conditions. Add-on airfare with transfers available for most major gateways.

The following felony charges were filed in Isanti County Court on Jan. 18 - 24. All individuals are presumed innocent until proven guilty.

Aaron Michael McNamara (DOB 01/21/1992) of Minneapolis, was charged Jan. 20 with Theft-Take/Drive Motor Vehicle-No Owner Consent.

Jesse Lee Satter (DOB 03/09/1981) of Anoka, was charged with Threats of Violence -Reckless Disregard Risk.