

PUBLIC NOTICES

FORECLOSURES

NOTICE OF MORTGAGE FORECLOSURE SALE

Minn. Stat. 580.025, 580.04
Minnesota Uniform Conveyancing Blanks

Form 60.2.1 (2009)
DATE: November 21, 2025

YOU ARE NOTIFIED that default has occurred in the conditions of the following described Mortgage:

INFORMATION REGARDING MORTGAGE TO BE FORECLOSED

1. Date of Mortgage: August 3, 2015

2. Mortgagors: Clare Leon Morrisette and Valerie Kay Morrisette, Husband and Wife.

3. Mortgagees: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Members Cooperative Credit Union.

4. Recording Information:

Recorded on August 24, 2015, as Document Number A452340, in the Office of the County Recorder of Isanti County, Minnesota.

5. Assignments of Mortgage, if any:

Assigned to Towne Mortgage Company DBA AmeriCU Mortgage by written assignment recorded on 10/24/2025, as Document Number A540628, in the recording office stated in paragraph 4.

INFORMATION REGARDING MORTGAGED PREMISES

6. Tax parcel identification number of the mortgaged premises: 07.003.0400 and 07-003-1000

7. Legal description of the mortgaged premises:

Parcel 1:

The East 545 feet of the South 200 feet of the North 817.4 feet of the Northeast Quarter of the Northeast Quarter (NE 1/4 of NE 1/4) of Section 3, Township 35, Range 22, Isanti County, Minnesota; subject to the existing County State Aid Highway Number 21 along the East line thereof.

AND

Parcel 2:

The South 400 feet of the North 1017.4 feet of the Northeast Quarter of the Northeast Quarter (NE 1/4 of NE 1/4) of Section 3, Township 35, Range 22, Isanti County, Minnesota, excepting therefrom the East 545 feet of the North 200 feet thereof.

Subject to the existing County State Aid Highway Number 21 along the East line thereof.

Check here if all or part of the described real property is Registered (Torrens)

8. The physical street address, city, and zip code of the mortgaged premises: 32350 Cedar Crest Trl NE,

North Branch, MN 55056.

OTHER FORECLOSURE DATA

9. The person holding the Mortgage:

is not a transaction agent, as defined by Minn. Stat. 58.02, subd. 30.

The name(s) of the residential mortgage servicer and the lender or broker, as defined in Minn. Stat. 58.02, is/are Towne Mortgage Company DBA AmeriCU Mortgage.

10. If stated on the Mortgage, the name of the mortgage originator, as defined in Minn. Stat. 58.02, is Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Members Cooperative Credit Union.

INFORMATION REGARDING FORECLOSURE

11. The requisites of Minn. Stat. 580.02 have been satisfied.

12. The original principal amount secured by the Mortgage was \$ 183,673.00.

13. At the date of this notice the amount due on the Mortgage, including taxes, if any, paid by the holder of the Mortgage, is:

\$149,465.62.

14. Pursuant to the power of sale in the Mortgage, the Mortgage will be foreclosed, and the mortgaged premises will be sold by the Sheriff of Isanti County, Minnesota, at public auction on 01/29/2026, 10:00 AM, at 2440 Main St S, Cambridge, MN 55008

15. The time allowed by law for redemption by Mortgagor or Mortgagor's personal representatives or assigns is six (6) months after the date of sale.

16. Minn. Stat. 580.04(b) provides, "If the real estate is an owner-occupied, single-family dwelling, the notice must also specify the date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under section 580.30 or the property redeemed under section 580.23." If this statute applies, the time to vacate the property is 11:59 p.m. on 07/30/2026.

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.

Name of Mortgagee or Mortgage Assignee:

Towne Mortgage Company d/b/a AmeriCU Mortgage

Name and address of Attorney for Mortgagee or Mortgage Assignee:

Schneiderman & Sherman P.C.

8530 Eagle Point Blvd.

Suite 100

Lake Elmo, MN 55042

25-003362-1

Published in the Isanti-Chisago County STAR on December 4, 11, 18, 25; January 1, 8, 2025

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: **Chelle Rodriguez Development**

PRINCIPAL PLACE OF BUSINESS: **1402 ZACHARY ST S CAMBRIDGE MN 55008 USA**

APPLICANT(S):

Name: **Michelle J Rodriguez**

Address: **1402 ZACHARY ST S CAMBRIDGE MN 55008 USA**

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: **Michelle Rodriguez**

MAILING ADDRESS: **None Provided**

EMAIL FOR OFFICIAL NOTICES: **michellejrodriguez@outlook.com**

Work Item 1577920300025
Original File Number
1577920300025

STATE OF MINNESOTA OFFICE OF THE SECRETARY OF STATE

FILED 09/10/2025 11:59 PM

Published in the Isanti-Chisago County STAR on January 1, 8, 2026

PUBLIC HEARING

PUBLIC HEARING NOTICE

ISANTI COUNTY BOARD OF COMMISSIONERS

NOTICE IS HEREBY GIVEN that the Isanti County Board of Commissioners will hold a public hearing on January 6, 2026, at 9:30 a.m., in the County Board Room of the Isanti County Government Center, 555 18th Avenue SW, Cambridge, MN, 55008 for the purpose of discussing and hearing comments on the proposed Isanti County Capital Improvement Plan. The proposed Capital Improvement Plan (CIP) is available in the Administrators Office at the Isanti County Government Center, 555 18th Avenue SW, Cambridge, MN 55008. By order of the Isanti County Board of Commissioners this 6th day of December 2025.

Amanda Usher County Administrator

Published in the Isanti-Chisago County STAR on January 1, 2026

ISANTI COUNTY BOARD OF COMMISSIONERS 2026 ANNUAL COUNTY BOARD MEETING

Public Notice is hereby given that the Isanti County Board of Commissioners has set the 2026 Annual County Board meeting for Tuesday, January 6, 2026, beginning at 9:00 a.m. in the Isanti County Board Room of the Isanti County Government Center, 555 18th Ave SW, Cambridge, Minnesota 55008. The schedule for the remainder of the year will be determined at this meeting.

By order of the Isanti County Board of Commissioners this 16th day of December 2025.

Amanda Usher County Administrator

Published in the Isanti-Chisago County STAR on January 1, 2026

ISANTI COUNTY BOARD OF COMMISSIONERS 2026 COMMITTEE OF THE WHOLE MEETING

Public Notice is hereby given that the Isanti County Board of Commissioners will hold the first Committee of the Whole Meeting of the 2025 calendar year at 9:00 a.m. on January 13, 2026.

The meeting will be held in the Isanti County Board Room of the Isanti County Government Center, 555 18th Avenue SW, Cambridge, Minnesota, 55008. The schedule for the remainder of the year will be determined at this meeting.

By order of the Isanti County Board of Commissioners this 16th day of December 2025.

Amanda Usher County Administrator

Published in the Isanti-Chisago County STAR on January 1, 2026

NOTICE OF PUBLIC HEARING CONTINUATION ON THE NORTHWEST OLD TOWN STREET AND UTILITY IMPROVEMENTS

Notice is hereby given that the City Council will meet at North Branch City Hall, located at 6408 Elm Street, North Branch, MN at 7:00 p.m. on January 13, 2026, to consider the making of Northwest Old Town Street and Utility Improvements, an improvement to Cedar Street (Elmwood Terrace Apartments to Branch Ave), Elm Street (Oakview Ave to 8th Ave), 10th Avenue (TH 95 to Cedar Ave), 11th Avenue (Elm St to Cedar St) and 12th Avenue (TH 95 to Cedar St), pursuant to Minn. Stat. §§ 429.011 to 429.111. The area proposed to be assessed for such improvements are the properties that have access and benefit from the proposed improvement. The estimated cost of the assessable improvement is \$539,100; the total estimated project cost is \$5,547,000. A reasonable estimate of the impact of the assessment will be available at the hearing. Such persons desiring to be heard with reference to the proposed improvement will be heard at this meeting.

Published in the Isanti-Chisago County STAR on January 1, 8, 2026

PUBLIC HEARING

The City of Harris City Council will be having a public hearing to consider water and sewer extension to I35 on January 12, 2026 at 7pm. The project under consideration starts at approximately 300 feet west of Garden Ave and ends at east side of I35. Those not able to be present at this meeting should submit their opinions in writing to the Harris City Clerk, 43970 Ginger Ave, Harris MN, or email the clerk at Clerk@harrismn.com prior to the hearing.

Additional information is available from the city office during normal business hours. The public is invited to comment during the hearing or

provide written comments at or prior to the hearing. All persons desiring to be heard with reference to the proposal will be heard at this meeting.

Published in the Isanti-Chisago County STAR on January 1, 2026

PROBATE

STATE OF MINNESOTA COUNTY OF ISANTI DISTRICT COURT TENTH JUDICIAL DISTRICT

Court File No.: 30-PR-25-107

In Re: Estate of Rosemary Lou Carpenter a/k/a Rose Mary Lou Carpenter, Decedent.

NOTICE OF AND ORDER FOR HEARING ON PETITION FOR DETERMINATION OF DESCENT

Gary L. Carpenter ("Petitioner") has filed a Petition for Determination of Descent.

It is Ordered that on January 27, 2026, at 3:20 p.m., a hearing will be held, remotely via Zoom, in this Court at 555 18th Ave. SW, Cambridge, Minnesota, on the petition.

The petition represents that the Decedent died intestate more than three (3) years ago leaving property in Minnesota. The petition requests the Court, determine the descent of such property, and assign the property to the persons entitled.

Any objections to the petition must be raised at the hearing or filed with the Court prior to the hearing. If the petition is proper and no objections are filed or raised, the petition will be granted.

Notice shall be given by publishing this Notice and Order as provided by law and by:

Mailing a copy of this Notice and Order to each interested person by United States mail at least 14 days before the time set for the hearing.

Publishing this Notice and Order in accordance with Minn. Stat. § 524.1-401(3).

BY THE COURT

Dated: December 11, 2025

/s/ Carrie A. Doom

Judge of District Court

Dated: December 11, 2025

/s/ Erin Boettcher

Court Administrator

LINDBERG LAW OFFICE, P.A.

Grant W. Lindberg

MN# 347644

100 Buchanan St. N., Suite 2

Cambridge, MN 55008

Telephone: (763) 689-6896

Facsimile: (763) 689-6819

e-mail: grant@lindberglawoffice.com

ATTORNEY FOR PETITIONER

Published in the Isanti-Chisago County STAR on January 1, 8, 2026

CHISAGO COUNTY COURT REPORT

The following felony charges were filed in Chisago County Court on Dec. 21 - 27. All individuals are presumed innocent until proven guilty.

Dylan Patrick Beehler (DOB 06/09/1996) of East Bethel, was charged Dec. 23 with Drugs - 5th Degree - Possess Schedule 1,2,3,4 or paraphernalia residual - Not cannabis/hemp.

Lisa Marie Bergstrom (DOB 08/10/1978) of Coon Rapids, was charged Dec. 23 with Drugs - 5th Degree - Possess Schedule 1,2,3,4 or paraphernalia residual - Not cannabis/hemp.

Laverle Rodell Mays (DOB 09/08/1980) of Minneapolis, was charged Dec. 26 with Drugs - 5th Degree - Possess Schedule 1,2,3,4 or paraphernalia residual - Not cannabis/hemp.

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Commerce Awards \$5.3 Million to Strengthen Local Electric Grid Resilience Across the State

The Minnesota Department of Commerce today announced \$5.3 million in grant awards to improve the resilience of Minnesota's electric grid against severe weather events, malicious physical attacks, and cyber threats. The State Grid Resilience Grant Program is fully state-funded and administered by Commerce. It is part of a suite of 2023 legislative session initiatives to enhance the reliability, safety, and modernization of Minnesota's energy infrastructure.

The grants, established through 2023 Chapter 60, Article 12, Section 72 of state legislation, provide up to \$250,000 per project to municipal and cooperative electric utilities to strengthen their local distribution systems, increase capacity and reduce power outages.

In total, 28 applicants were selected to receive funding, including 13 municipal utilities, 13 electric cooperatives, the Minnesota Municipal Utilities Association (MMUA) and Minnesota Rural Elec-

tric Association (MREA). As of this release, all 28 awardees have projects moving forward across Minnesota.

"This program demonstrates how state-led investments can make a real difference for communities," said Commerce Commissioner Arnold. "By upgrading local power systems - often by undergrounding lines in areas vulnerable to storms - we're helping ensure Minnesotans have reliable, resilient electricity for years to come."

Many funded projects focus on undergrounding power lines in areas prone to storm damage, replacing aging infrastructure, increasing power capacity for development and improving local grid operations. One grantee, Clearwater-Polk Electric Co-op, for example, was able to move immediately from storm recovery into a permanent undergrounding project after Commerce expedited its contract, avoiding the need for temporary power poles to restore power. - MNDOC

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