

NOTICE OF EXPIRATION OF REDEMPTION

State of Minnesota
Mower County

Scott Felten
County Auditor-Treasurer

**TO: ALL PERSONS WITH A LEGAL INTEREST IN THE PARCELS OF
REAL PROPERTY DESCRIBED IN THE FOLLOWING NOTICE**

You are hereby notified that the parcels of real property described below and located in Mower County, Minnesota, are subject to forfeiture to the state of Minnesota because of the nonpayment of delinquent property taxes, special assessments, penalties, interest, and costs levied on these parcels. The time for redemption from forfeiture expires if a redemption is not made by the later of (1) 60 days after service of this notice on all persons having an interest in the parcels or (2) the second Monday in May three years after judgment.

The following information is listed below: the names of the property owners, taxpayers, and interested parties who have filed their addresses under M.S. 276.041; the addresses of the parties at the election of the County Auditor-Treasurer; the legal description and parcel identification number of each parcel; and the amount necessary to redeem a parcel as of the date listed below.

IMPORTANT: If the parcels forfeit, they will be sold. If the proceeds from the sale exceed the total amount of the delinquent taxes, special assessments, penalties, interest, and costs assigned to those parcels, you may be entitled to the excess proceeds from the sale. If there are excess proceeds, you will be notified and must submit the claim form included with the notification in order to receive the proceeds.

Name/Addresses	Tax Parcel ID Number & Description	Amount Due Through 09/30/2025
AUSTIN CITY		
SANCHEZ JOHNY SANCHEZ JUANA ADELA 1405 2ND AVE SW AUSTIN MN 55912	34.011.0481, Block 004 SubdivisionCd 34011 SubdivisionName AUSTIN HOMESTEADS W140FT LOT 3; DOC#649220	3,466.87
VARGAS ARMANDO 308 11TH AVE SW AUSTIN MN 55912	34.020.0170, SubdivisionName BABCOCK PARK Block 001 SubdivisionCd 34020 LOT 18 & 17	6,653.06
CEDAR RIVER DEVELOPERS LLC 5784 MC GOWAN RD BRAINERD MN 56401	34.139.0070, SubdivisionName CEDAR RIDGE SubdivisionCd 34139 OUTLOT D-COMMON AREA & POND OLD # 08.047.0070	139.21
THOMAS LISA A O'LEARY MARK EDWARD; SPAID DIANE THERESA 811 4TH AVE SW AUSTIN MN 55912 H & K PROPERTIES LLC 75812 100TH AVE BLOOMING PRAIRIE MN 55917	34.265.0240, SubdivisionName GALLOWAY 2ND Block 004 SubdivisionCd 34265 LOT 2 EXC E66FT & OUT LOT 5 ADJ	12,935.26
WAKEFIELD WILLIAM & DEBORAH 503 8TH AVE SE AUSTIN MN 55912	34.520.1180, SubdivisionName OAK PARK Block 006 SubdivisionCd 34520 N50FT LOTS 18, 19, 20 EXC RR	12,532.44
BEDDOW CHARLES W JR PO BOX 185 AUSTIN MN 55912	34.640.0390, SubdivisionName SLAVEN Block 003 SubdivisionCd 34640 LOT 26 & TRI PIECE ON W ADJ	11,211.80

WARD BRIAN MICHAEL 4790 CENTERVILLE RD APT 314 WHITE BEAR LAKE MN 55110	34.795.0460, SubdivisionName YATES & LEWIS Block 004 SubdivisionCd 34795 E68FT LOT 5	9,171.38
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CORSCADDEN IAN THOMAS 1804 OAKLAND AVE E AUSTIN MN 55912	34.855.0060, SubdivisionName 1 102 18 SubdivisionCd 34855 .17AC NW1/4 SW1/4 PCL 48.4 X	3,904.41
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ELKTON CITY

O'CONNOR MICHAEL PO BOX 6 ELKTON MN 55933	24.003.0040, SubdivisionName VIL 2 102 16 SubdivisionCd 24003 .29AC N1/2 SE1/4 E OF RR DOC#501853	6,113.11
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MAPLEVIEW CITY

ALEJO-RUBIO REYNALDO 133 GRAHAM ST AUSTIN MN 55912	28.001.0581, SubdivisionName ORIGINAL VILLAGE OF MAPLEVIEW Block 002 SubdivisionCd 28001 LOTS 69 & 70	723.94
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WALTHAM CITY

SCHLEIF KENT ALLEN 156 MAIN ST N WALTHAM MN 55982	33.002.0080, SubdivisionName VIL 9 104 17 SubdivisionCd 33002 OUTLOT 14	4,050.40
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LANSING TOWNSHIP

ZHOU XIAO 2910 12TH AVE NW AUSTIN MN 55912	08.032.0060, 103 Section 32 Township 103 Range 018 3.77 AC BLDG SITE N1/2 SE1/4	94,886.13
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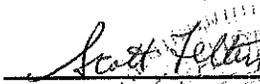
FAILURE TO REDEEM THE LANDS PRIOR TO THE EXPIRATION OF REDEMPTION WILL RESULT IN THE LOSS OF THE LAND AND FORFEITURE TO THE STATE OF MINNESOTA

The amounts listed above must be paid to redeem and are good through September 30, 2025. Please contact the Mower County Auditor-Treasurer's Office to verify the amount due if paid after September 30, 2025.

The time for redemption of the parcels of real property listed above from the tax judgment sale will expire 60 days after service of this notice and the filing of proof thereof in the County Auditor-Treasurer's Office. The redemption must be made in the office of the County Auditor-Treasurer of Mower County, Minnesota.

Inquiries about the delinquent tax proceedings described above can be made to the Mower County Auditor-Treasurer office at (507) 437-9456, or at the address and phone number listed below. A listing of the Notice of Expiration of Redemption with addresses is posted for public review at the Mower County Government Center at the address listed below. This listing will also be available on the Mower County's website: <https://www.co.mower.mn.us/167/Auditor-Treasurer>.

Witness my hand and official seal this 2nd day of September, 2025.



Scott Felten
Mower County Auditor-Treasurer
201 1st Street NE, Suite 7
Austin, MN 55912
Telephone: (507) 437-9457

