PUBLIC NOTICES

NOTICE OF MORTGAGE FORECLOSURE SALE

that default has

Mortgage

following described mortgage:

DATE OF MORTGAGE: July

AMOUNT OF MORTGAGE:

Funding, its successors and

DATE AND PLACE OF

Document Number: A1575562

Document Number: A1595476

And assigned to: U.S. Bank

Recorded: November 25, 2020

Document Number: A1586886

Transaction Agent: Mortgage

Transaction Agent Mortgage

Originator: Broker Solutions,

Residential Mortgage Servicer:

U.S. Bank National Association

IN

PROPERTY IS LOCATED:

Property Address: 413 5th Ave

Tax Parcel ID Number:

LEGAL DESCRIPTION OF

PROPERTY: Lot 2, Block 4,

Sartell Heights South Plat Two, Stearns County, Minnesota

complied with; that no action or

proceeding has been instituted

at law or otherwise to recover

the debt secured by said

mortgage, or any part thereof; that this is registered property;

PURSUANT to the power of

sale contained in said mortgage,

the above-described property

will be sold by the Sheriff of

DATE AND TIME OF SALE:

PLACE OF SALE: County

office,

Center, Courthouse Square, St. Cloud,

August 1, 2023 at 10:00 AM

said county as follows:

Sheriff's

or assigns.

Enforcement

S, Sartell, MN 56377

92.57074.0354

AMOUNT

\$200,793.89

THAT all

requirements

New American

Registration

Number:

WHICH

Dated: November 23, 2020

Stearns County Recorder

13.2020

ORIGINAL

\$191,369.00

Electronic

assigns

MORTGAGOR(S):

MORTGAGEE:

RECORDING:

Recorded: July 28,

Stearns County Recorder

LOAN MODIFICATION:

Dated: February 20, 2021

Recorded: March 1, 2021

ASSIGNMENTS

National Association

MORTGAGE:

Electronic

Systems, Inc.

Identification

Inc. dba

COUNTY

Funding

Mudrow, a single man

# PUBLIC NOTICES

NOTICE IS HEREBY Residential Mortgage Servicer: DATE AND TIME OF SALE: THE ORIGINAL CREDITOR that occurred in the conditions of the COUNTY following described mortgage: DATE OF MORTGAGE: June 11, 2021

ORIGINAL AMOUNT OF MORTGAGE:

\$142,373.00 Christopher Allen, a single man MORTGAGEE: Mortgage 9, Electronic Systems, Inc., as mortgagee, as nominee for

Financial, Everett dba Supreme Lending, its successors and assigns DATE AND PLACE OF RECORDING: Recorded: August 3, 2021.

Stearns County Recorder Document Number: A1610085 ASSIGNMENTS MORTGAGE: National Association

Recorded: July 18, 2023, Stearns County Recorder Document Number: A1656593 Transaction Agent: Mortgage Electronic Systems, Inc.

Dated: July 18, 2023

Identification 100307110021315002 Lender/Broker/Mortgage the above-described property Originator: Everett Financial, will be sold by the Sheriff of VERIFICATION OF THE

Transaction Agent Mortgage

Inc. dba Supreme Lending

NOTICE OF MORTGAGE FORECLOSURE SALE

default has U.S. Bank National Association December 19, 2023, at 10:00 IN WHICH AM Property Address: 1017 10 1/2 Enforcement Center, Tax Parcel ID Number: Minnesota 85.50882.0000 Registration ADDITION TO ST. CLOUD, attorney fees allowed by law, IF **STEARNS** COUNTY, MINNESOTA. Inc. TOGETHER WITH EASEMENT FOR INGRESS AND EGRESS OVER AND SOUTH SIDE PARK ADDITION TO ST. CLOUD. AMOUNT DUE AND CLAIMED TO BE DUE And assigned to: U.S. Bank AS OF DATE OF NOTICE: \$142,412.33 all THAT requirements have complied with; that no action or financial obligation: NONE Registration the debt secured by said ATTEMPTING

that this is registered property;

said county as follows:

RAYMOND TOWNSHIP

NOTICE OF ELECTION FILING

Affidavits of Candidacy may be filed at Ginny Borgerding's

ship of Raymond, County of Stearns, will be held on Tuesday,

residence at 45046 320th Street, Brooten, MN 56316 by calling

(320) 808-4186. Filing period is January 2, 2024 to January 16,

Sheriff s office, Law 807 subject to redemption within IS six (6) months from the date of MINNESOTA AN said sale by the mortgagor(s), SECTION their personal representatives

or assigns. ACROSS THE SOUTH 30 If the Mortgage is not reinstated MORTGAGED under Minn. Stat. §580.30 or ARE IMPROV under Minn. Stat. §580.30 or FEET OF LOT 4, BLOCK the property is not redeemed under Minn. Stat. §580.23, the Mortgagor must vacate the business day if June 19, 2024, falls on a Saturday, Sunday or pre-foreclosure legal holiday. been Mortgagor(s) released from proceeding has been instituted THIS COMMUNICATION IS at law or otherwise to recover FROM A DEBT COLLECTOR mortgage, or any part thereof; COLLECT A DEBT. ANY INFORMATION OBTAINED Number: PURSUANT to the power of WILL BE USED FOR THAT sale contained in said mortgage, PURPOSE.

WITHIN THE PROVIDED BY LAW IS PROPERTY IS LOCATED: PLACE OF SALE: County NOT AFFECTED BY THIS ACTION. THE TIME ALLOWED BY PRINCIPAL Ave S, Saint Cloud, MN 56301 Courthouse Square, St. Cloud, LAW FOR REDEMPTION BY THE MORTGAGOR, THE to pay the debt secured by said MORTGAGOR'S PERSONAL MORTGAGOR(S): LEGAL DESCRIPTION OF mortgage and taxes, if any, on REPRESENTATIVES PROPERTY: LOT 5, BLOCK said premises and the costs OR ASSIGNS, MAY BE SOUTH SIDE PARK and disbursements, including REDUCED TO FIVE WEEKS A JUDICIAL ORDER **ENTERED UNDER** STATUTES, 582.032 DETERMINING, AMONG OTHER THINGS, THAT THE **PREMISES** ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, NOT PROPERTY property on or before 11:59 p.m. USED IN AGRICULTURAL on June 19, 2024, or the next PRODUCTION, AND ARE ABANDONED. DATED: October 30, 2023 MORTGAGEE: U.S. Bank

National Association Wilford, Geske & Cook, P.A. Attorneys for Mortgagee 7616 Currell Boulevard, Suite

Woodbury, MN 55125 (651) 209-3300 File Number: 053762-F1 H-44-6B

One Supervisor (3 Year Term) One Clerk (2 Year Term) Notice is hereby given that a township election for the Town-

DEBT AND IDENTITY OF

The Clerk's office will be open for filing from 1 p.m. to 5 p.m. at 45046 320th Street, Brooten, MN 56316 on January 16, 2024. Please call (320) 808-4186 beforehand. There is a filing fee of \$2.00.

/s/ Ginny Borgerding Raymond Township Clerk H-49-2B

## 2024 for the following offices:

PROBATE NOTICE STATE OF MINNESOTA COUNTY OF STEARNS DISTRICT COURT SEVENTH JUDICIAL DISTRICT Court File No: 73-PR-23-8360

March 12, 2024.

NOTICE OF INFORMAL SONAL REPRESENTATIVE AND NOTICE TO CREDITORS

In re the Estate of Jennifer Ann Cahoy a/k/a Jennifer A Cahoy, f/ka/Jennifer Ann Johnson, TORS:

bate of the above-named Dece- Minn. Stat. § 524.3-607, and dent's Last Will dated August the court otherwise orders, the 5, 2011, has been filed with the personal representative has full PROBATE OF WILL AND Probate Registrar, and the appower to administer the Estate, the Court Administrator within APPOINTMENT OF PER- plication has been granted.

the Probate Registrar has infor- the power to sell, encumber, be barred. mally appointed the following: lease or distrubute real estate. WILLIAM JOHN CAHOY, Decedent. Any heir, devisee or this court, and will be heard by

Deceased other interested person may be the court after the filing of an TO ALL INTERESTED entitled to appointment as per- appropriate petition and proper PERSONS AND CREDI- sonal representative, or may object to the appointment of the Notice is hereby given that personal representative. Unless an application for informal pro- objections are filed pusuant to Notice is also given that the date of issuance of letters, this Notice, or the claims will

Any objections to the pro-17591 Fisher RD, Cold Spring, bate of the Will, or to the ap-MN 56320, as personal repre-pointment of the personal rep-Dated: November 27, 2023 sentative of the Estate of the resentative, must be filed with

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

Dated: November 27, 2023 /s/ Heidi Rasmussen

George Lock Court Administrator H-49-2P

#### PROBATE NOTICE STATE OF MINNESOTA

COUNTY OF STEARNS DISTRICT COURT SEVENTH JUDICIAL DISTRICT Court File No: 73-PR-23-8942

NOTICE OF INFORMAL PROBATE OF WILL AND INFORMAL APPOINTMENT OF PERSONAL REPRESEN-TATIVE AND NOTICE TO **CREDITORS** 

In Re: Estate of DEBRA ANN SWEZEY, also known as DEBRA ANN BE-TOW SWEZEY,

Notice is given that an representatives or may object the decedent. pointment of Personal Repcation and appointed KAREN BANAL, whose address is 18380 ADA DRIVE, SAUK CENTRE, Minnesota 56378, and MARK BETOW, whose and unless the Court orders address is 32156 415TH AVE- otherwise, the personal repre-NUE, SAUK CENTRE, Minnesota 56378, to serve as the to administer the estate, includpersonal representatives of the ing, after thirty (30) days from decedent's estate.

interested person may be enti- cumber, lease, or distribute any Decedent. tled to appointment as personal interest in real estate owned by

Application for Informal Pro- to the appointment of the perbate of Will and Informal Ap- sonal representative. Any objection to the appointment of resentative was filed with the the personal representatives Registrar, along with a Will must be filed with the Court, dated September 29, 2023. The and any properly filed objec-Registrar accepted the appli- tion will be heard by the Court after notice is provided to interested persons of the date of hearing on the objection.

Unless objections are filed, sentatives have the full power the issuance of letters testa-Any heir, devisee or other mentary, the power to sell, en-

Notice is further given that, subject to Minn. Stat. § 524.3-801, all creditors having claims against the decedent's estate are required to present the claims to the personal representatives or to the Court within four (4) months after the date of this notice or the claims under Minn. Stat. §580.30 or will be barred.

Dated: November 21, 2023

/s/ Heidi Rasmussen Ann R. Mitchell (MN #203543) Ann R. Mitchell Attorney at

508 Main Street S, Suite 5

the property is not redeemed under Minn. Stat. §580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on February 1, 2024, or the

Registrar

next business day if February 1, 2024 falls on a Saturday, Sunday or legal holiday. Mortgagor(s) released from Sauk Centre, MN 56378

> THIS COMMUNICATION ATTEMPTING TO DEBT. COLLECT INFORMATION ANY OBTAINED WILL BE USED FOR THAT PURPOSE. RIGHT

financial obligation: NONE

VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN TIME THE PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION. THE TIME ALLOWED BY

LAW FOR REDEMPTION

NOTICE IS HEREBY BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL occurred in the conditions of the REPRESENTATIVES ASSIGNS, MAY BE REDUCED TO FIVE WEEKS **ENTERED** MINNESOTA SECTION

IF A JUDICIAL ORDER PRINCIPAL **STATUTES** 582.032 DETERMINING, Drake AMONO OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A Registration RESIDENTIAL DWELLING Systems, Inc., as mortgagee, as OF LESS THAN FIVE UNITS nominee for Broker Solutions, PROPERTY Inc. dba New American NOT USED IN AGRICULTURAL PRODUCTION, AND ARE

> DATED: June 12, 2023 MORTGAGÉE: U.S. Bank

ABANDONED.

National Association Wilford, Geske & Cook, P.A. Attorneys for Mortgagee 7616 Currell Boulevard, Suite Woodbury, MN 55125

(651) 209-3300 File Number: 051936-F5 NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for August 1, 2023 at 10:00 AM has been postponed to August 31, 2023 at 10:00 AM in the Stearns County Sheriff's office, Law Enforcement Center, 807 Courthouse Square, 1003763-0300354802-3 St. Cloud, Minnesota in said County and State. DATED: July 26, 2023

> National Association NOTICE OF

MORTGAGEE: U.S. Bank

#### **POSTPONEMENT OF MORTGAGE** FORECLOSURE SALE The above referenced sale

scheduled for August 31, 2023 at 10:00 AM has been postponed to October 3, 2023 at 10:00 AM in the Stearns County Sheriff's office, Law Enforcement Center, Courthouse Square, St. Cloud, Minnesota in said County and **DATED:** August 24, 2023

CLAIMED TO BE DUE AS OF DATE OF NOTICE: MORTGAGEE: U.S. Bank National Association pre-foreclosure

### NOTICE OF **POSTPONEMENT OF MORTGAGE** FORECLOSURE SALE

The above referenced sale scheduled for October 3, 2023 at 10:00 AM has been postponed to November 2, 2023 at 10:00 AM in the Stearns County Sheriff's office, Law Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota in said County and

DATED: September 26, 2023 MORTGAGEE: U.S. Bank National Association

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

to pay the debt secured by said mortgage and taxes, if any, on The above referenced sale said premises and the costs scheduled for November 2. and disbursements, including 2023 at 10:00 AM has been postponed to December 5, 2023 attorney fees allowed by law, subject to redemption within at 10:00 AM in the Stearns six (6) months from the date of County Sheriff's office, Law Enforcement Center, said sale by the mortgagor(s), 807 Courthouse Square, St. Cloud, their personal representatives Minnesota in said County and If the Mortgage is not reinstated

DATED: October 30, 2023 MORTGAGEE: U.S. Bank

#### National Association NOTICE OF **POSTPONEMENT** OF MORTGAGE

FORECLOSURE SALE The above referenced sale scheduled for December 5, 2023 at 10:00 AM has been postponed to January 11, 2024 at 10:00 AM in the Stearns County Sheriff's office, Law Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota in said County and State.

DATED: November 29, 2023 MORTGAGEE: U.S. Bank National Association Wilford, Geske & Cook, P.A. Attorneys for Mortgagee 7616 Currell Boulevard, Suite 200

> Woodbury, MN 55125 (651) 209-3300 File Number: 051936-F5 H-49-1B

**Notice Aeration System** An Aeration System causing thin ice located on the northwest side of Sauk Lake in front of Saukinac Campground with thin ice/open water conditions until spring.

H-49-1B

LOCAL CLASSIFIED FOR RENT - 2 bedroom on Sauk Lake, Shady Lane. \$900/ month. Call 320-352-6171. HS-42-tfnB