Page 8 | THURSDAY, JANUARY 11, 2024 | SAUK CENTRE HERALD

#### CERTIFICATE OF ASSUMED NAME **Minnesota Statutes** Chapter 333

ASSUMED NAME: Shoreline Commons. PRINCIPAL PLACE OF BUSINESS IS: 24707 COUNTY ROAD 75, SAINT AUGUSTA, MN 56301 USA.

NAMEHOLDER(S): Howard Lake Housing Partnership, LLC, 24707 COUNTY ROAD 75, SAINT AUGUSTA, MN

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.

/s/ Deanna Hemmesch, Its Chief Manager 12/27/2023 H-1-2B

NOTICE IS HEREBY GIVEN AM that default has occurred in the conditions of the following described mortgage: DATE OF **MORTGAGE:** 

January 31, 2020 **PRINCIPAL** ORIGINAL AMOUNT OF MORTGAGE: \$141,839.00 MORTGAGOR(S): Courtney Jo Schreifels, a single woman MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee,

Financial Group USA, LLC, its successors and assigns DATE AND PLACE OF RECORDING: Recorded: February 7, 2020,

Stearns County Recorder Document Number: A1562645 ASSIGNMENTS MORTGAGE: And assigned to: U.S. Bank National Association

Dated: October 13, 2020 Recorded: October 14, 2020, Stearns County Recorder Document Number: A1583003 Transaction Agent: Mortgage

Electronic Registration Systems, Inc. Transaction Agent Mortgage Number: Identification 1003775-1300182178-9

Lender/Broker/Mortgage Originator: Homeowners Financial Group USA, LLC Residential Mortgage Servicer: U.S. Bank National Association COUNTY ΙN WHICH

PROPERTY IS LOCATED: Property Address: 1102 12th Ave N, Saint Cloud, MN 56303 Tax Parcel ID Number: 82.47869.0000

LEGAL DESCRIPTION OF PROPERTY: Lot Five (5) in Block Sixty-six (66) in Lowry's Addition to the Town (now City) of St. Cloud, according to the plat and survey thereof on file and of record in the Office of the Register of Deeds in and for Stearns County, Minnesota DUE AND

all pre-foreclosure have been requirements 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

said county as follows: DATE AND TIME OF SALE: February 27, 2024, at 10:00

will be sold by the Sheriff of

NOTICE OF MORTGAGE FORECLOSURE SALE PLACE OF SALE: County Sheriff's office, Enforcement Center, Courthouse Square, St. Cloud, Minnesota to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorney fees allowed by law, subject to redemption within six (6) months from the date of Originator: CMG Mortgage said sale by the mortgagor(s),

as nominee for Homeowners their personal representatives or assigns. If the Mortgage is not reinstated under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on August 27, 2024, or the next business day if August 27, 2024, falls on a Saturday, DISTRICT COURT Sunday or legal holiday. Mortgagor(s) released from DISTRICT financial obligation: NONE THIS COMMUNICATION IS

> FROM A DEBT COLLECTOR ATTEMPTING COLLECT A DEBT. ANY INFORMATION OBTAINED COLLECT A DEBT. WILL BE USED FOR THAT PURPOSE. THE **RIGHT**

VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR TIME THE PROVIDED BY LAW IS NOT AFFECTED BY THIS THE TIME ALLOWED BY LAW FOR REDEMPTION

OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS A JUDICIAL ORDER **UNDER ENTERED** STATUTES, THIS **MINNESOTA** SECTION DETERMINING, AMONG OTHER THINGS, THAT THE **DEFENDANTS**: MORTGAGED PREMISES ARE IMPROVED WITH A CLAIMED TO BE DUE RESIDENTIAL DWELLING AS OF DATE OF NOTICE: OF LESS THAN FIVE UNITS. NOT ARE USED IN AGRICULTURAL

> DATED: January 8, 2024 MORTGAGEE: U.S. Bank DISTRICT National Association CASE TYPE: Wilford, Geske & Cook, P.A. 7616 Currell Boulevard, Suite

Woodbury, MN 55125 (651) 209-3300 File Number: 051054-F2

NOTICE OF MORTGAGE FORECLOSURE SALE

**PUBLIC NOTICES** 

the conditions of the following Stearns DATE OF MORTGAGE: April Ave S, Saint Cloud, MN 56301 Tax PRINCIPAL 82.43829.0000 LEGAL DESCRIPTION OF Enforcement AMOUNT OF MORTGAGE:  $MORTGAGOR(S){:}\quad John \quad P$ lying and being in the East Half Minnesota Mortgage Registration Systems, Inc., as mortgagee, as 124, Range 28, described as attorney fees allowed by law, IS nominee for CMG Mortgage Inc., DBA CMG Financial, its follows: Commencing at a point subject to redemption within 16.5 feet west and 769 feet six (6) months from the date of DATE AND PLACE OF South of the Northeast corner said sale by the mortgagor(s), DETERMINING, of said E1/2 of W1/2 of SE1/4 their personal representatives or Recorded: May 2, 2022, Stearns of SW1/4 of said Section, assigns. County, Minnesota. 2023, AMOUNT **DUE** CLAIMED Transaction Agent: Mortgage \$107,066.94 Registration THAT all requirements have Transaction Agent Mortgage

ΙN

AND AS OF DATE OF NOTICE: Number: proceeding has been instituted ATTEMPTING at law or otherwise to recover COLLECT A DEBT. that this is registered property; PURPOSE. PURSUANT to the power of THE sale contained in said mortgage, VERIFICATION OF

WHICH the above-described property DEBT AND IDENTITY OF that default has occurred in PROPERTY IS LOCATED: will be sold by the Sheriff of said county as follows:

February 13, 2024, at 10:00 AM Parcel ID Number: PLACE OF SALE: County Sheriff s office, Law Center, PROPERTY: A tract of land Courthouse Square, St. Cloud, of the West Half of the Southeast to pay the debt secured by said Quarter of the Southwest mortgage and taxes, if any, on OR ASSIGNS, MAY BE Quarter (E1/2 W1/2 SE1/4 said premises and the costs SW1/4) of Section 14, Township and disbursements, including IF

Township and Range; thence If the Mortgage is not reinstated ARE IMPROVED WITH A due South for a distance of 50 under Minn. Stat. §580.30 or feet; thence due West 149.5 the property is not redeemed OF LESS THAN FIVE UNITS feet; thence due North 50 feet; under Minn. Stat. §580.23, thence due East 149.5 feet to the Mortgagor must vacate the the place of beginning, Stearns property on or before 11:59 p.m. on August 13, 2024, or ABANDONED. the next business day if August DATED: December 19, 2023 TO BE DUE 13, 2024, falls on a Saturday,

Sunday or legal holiday. Mortgagor(s) released pre-foreclosure financial obligation: NONE been THIS COMMUNICATION IS complied with; that no action or FROM A DEBT COLLECTOR the debt secured by said INFORMATION OBTAINED mortgage, or any part thereof; WILL BE USED FOR THAT RIGHT TO

THE ORIGINAL CREDITOR WITHIN THE Property Address: 1171 16th DATE AND TIME OF SALE: PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION. THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES REDUCED TO FIVE WEEKS A JUDICIAL ORDER **ENTERED UNDER MINNESOTA** STATUTES **SECTION AMONG** OTHER THINGS, THAT THE MORTGAGED PREMISES RESIDENTIAL DWELLING PROPERTY ARE NOT USED IN AGRICULTURAL PRODUCTION, AND ARE MORTGAGEE: CMG

> Mortgage, Inc. Wilford, Geske & Cook, P.A. Attorneys for Mortgagee 7616 Currell Boulevard, Suite Woodbury, MN 55125

(651) 209-3300 File Number: 053694-F1 H-52-6B

#### **SUMMONS**

STATE OF MINNESOTA **COUNTY OF STEARNS** CASE TYPE: QUIET TITLE Court File No. 73-CV-23-9838 **SUMMONS** 

NOTICE IS HEREBY GIVEN COUNTY

described mortgage:

Moeller a single man

successors and assigns

Document Number: A1631474

MORTGAGEE:

**RECORDING:** 

County Recorder

**ASSIGNMENTS** 

And assigned

Dated: June 16, 2023

Recorded: June 20,

Stearns County Recorder

100072450006099376

Inc. DBA CMG Financial

Document Number: A1654859

Lender/Broker/Mortgage

Residential Mortgage Servicer:

MORTGAGE:

Mortgage, Inc.

Electronic

Systems, Inc.

Identification

Cenlar FSB

SEVENTH

29. 2022

ORIGINAL

\$99,460.00

Electronic

Sawbill Outstate, Inc.

**Plaintiff** 

Jeffrey Midland Ellison. Loren Wells Fargo Bank, N.A.

BY THE MORTGAGOR, THE Also all other persons unknown MORTGAGOR'S PERSONAL REPRESENTATIVES

Defendants.

**SUMMONS** IS 582.032, **DIRECTED** THE TO

SUED. The Plaintiff has started Complaint. If you believe the the case. a lawsuit against you. The Plaintiff should not be given Plaintiff's Complaint against everything asked for in the DISPUTE you is attached to this summons. Complaint, you must say so in JUDICIAL Do not throw these papers your Answer. away. They are official papers that affect your rights. You must YOUR CASE IF YOU DO respond to this lawsuit even NOT SEND A WRITTEN though it may not yet be filed RESPONSE with the Court and there may **COMPLAINT** TO be no court file number on this PERSON WHO SIGNED

PROTECT YOUR RIGHTS. will not get to tell your side of You must give or mail to the story, and the Court may Funding, LLC; Estate of David the person who signed this decide against you and award deceased; summons a written response the Plaintiff everything asked Unknown heirs of David Loren called an Answer within 20 for in the complaint. If you do Ellison, deceased; Secretary of days of the date on which you not want to contest the claims Veterans Affairs, an Officer of received this Summons. You stated in the Complaint, you do summons located at: Mark A. against you for the relief V. Petersen, PETERSEN, PLC, claiming any right, title, estate, 5620 Memorial Ave N, Ste E, interest or lien in the real estate Stillwater, MN 55082, 651- You may wish to get legal described in the complaint 351-0500, mark@petersenplc. help from a lawyer. If you do

3. YOU MUST RESPOND Administrator 1. YOU ARE BEING with each paragraph of the your rights or you may lose

THE TO THE THIS SUMMONS. If you do 2. YOU MUST REPLY not Answer within 20 days, WITHIN 20 DAYS TO you will lose this case. You the United States of America; must send a copy of your Answer not need to respond. A default to the person who signed this judgment can then be entered

not have a lawyer, the Court TO EACH CLAIM. The information about places where Answer is your written response you can get legal assistance. to the Plaintiff's Complaint. Even if you cannot get legal A B O V E - N A M E D In your Answer you must state help, you must still provide ATTORNEY FOR PLAINTIFF whether you agree or disagree a written Answer to protect

requested in the Complaint.

ALTERNATIVE RESOLUTION The parties may agree to or be ordered to participate in an 4. YOU WILL LOSE alternative dispute resolution process under Rule 114 of the Minnesota General Rules of Practice. You must still send your written response to the Complaint even if you expect to use alternative means of resolving this dispute.

7. THIS LAWSUIT MAY AFFECT OR BRING INTO QUESTION TITLE REAL PROPERTY legally described Lot 1, Block 1, Meadowlawn Village and an undivided 1/19th interest in Outlot A, Meadowlawn Village, Stearns County, Minnesota, and commonly known as 827 Village Ave, Sartell, MN 56377. DATED: December 15, 2023

PETERSEN, PLC By: /s/ Mark A. V. Petersen Mark A. V. Petersen 5620 Memorial Ave N, Suite É Stillwater, MN 55082

(651) 351-0500 mark@petersenplc.com

# **SUMMONS**

PRODUCTION, AND ARE ABANDONED.

STATE OF MINITED STEARNS DISTRICT COURT HIDE STATE OF MINNESOTA SEVENTH Quiet Title Action Attorneys for Mortgagee Court File No. 73-CV-23-9164

# **SUMMONS**

Scott Johnson Plaintiff

VS.

H-2-6B

Security Mini Storage LLC, Karasch Properties LLC, River View Townhomes of Sauk Centre Limited Partnership, and all other persons unknown claiming any right, title, estate, interest, or lien in the real estate described in the complaint herein.

Defendants.

**SUMMONS** THIS DIRECTED TO THE **ABOVE-NAMED DEFENDANTS,** AND ALL OTHER **PERSONS** UNKNOWN **CLAIMING** RIGHT, ANY TITLE, ESTATE, INTEREST, OR LIEN IN THE REAL DESCRIBED **ESTATE** THE **COMPLAINT** HEREIN.

1. YOU ARE BEING **SUED**. The Plaintiff has started a lawsuit against you. The Plaintiff's Complaint against you is on file in the office of the Court Administrator of the above-named Court. Do not will not get to tell your side of

file number on this Summons. WITHIN 21 DAYS TO PROTECT YOUR RIGHTS. You must give or mail to the person who signed this Summons a written response called an Answer within 21 days of the date on which you received this Summons. You must send a copy of your Answer to the person who signed this Summons located

GAMMELLO-PEARSON, **PLLC** 14275 Golf Course Drive,

Suite 200 Baxter, MN 56425

**MUST** YOU RESPOND TO **EACH** CLAIM. The Answer is Plaintiff's Complaint. In your Answer you must state whether you agree or disagree with each paragraph of the Complaint. If you believe the Plaintiff should for in the Complaint, you must say so in your Answer.

YOUR CASE IF YOU DO NOT SEND A WRITTEN RESPONSE TO THE COMPLAINT TO THE PERSON WHO SIGNED THIS SUMMONS. If you do not answer within 21 days, you will lose this case. You throw these papers away. They the story, and the Court may

are official papers that affect decide against you and award minutes 00 seconds East 262.83 your rights. You must respond the Plaintiff everything asked to this lawsuit even though it for in the Complaint. If you do JUDICIAL may not yet be filed with the not want to contest the claims Court and there may be no court stated in the Complaint, you do not need to respond. A default 2. YOU MUST REPLY judgment can then be entered against you for the relief requested in the Complaint.

**5. LEGALASSISTANCE**. You may wish to get legal help from a lawyer. If you do not have a lawyer, the Court Administrator may have information about places where you can get legal assistance. Even if you cannot get legal help, you must still provide a written Answer to protect your rights or you may lose the case.

**ALTERNATIVE** DISPUTE RESOLUTION. The parties may agree to or be ordered to participate in an alternative dispute resolution process under Rule 114 of the Minnesota General Rules of your written response to the Practice. You must still send your written response to the Complaint even if you expect to use alternative means of resolving this dispute.

7. THIS LAWSUIT MAY not be given everything asked AFFECT OR BRING INTO QUESTION TITLE TO REAL PROPERTY located 4. YOU WILL LOSE in Stearns County, State of Minnesota, legally described as follows: See Attached Exhibit A

(the "Premises"). **EXHIBIT A** 

# **LEGAL DESCRIPTION**

SURVEY OF:

That part of Lot 29 of AUDITOR'S SUBDIVISION of the north 1/2 of Section 15, Township 126, Range 34, Stearns County, Minnesota, according to the recorded plat thereof, described as follows:

Commencing southwest corner of HOUGHTON'S THIRD ADDITION, according to the recorded plat thereof;

thence South 00 degrees E-mail: jgammello@gqlaw.net 00 minutes 00 seconds West along the east right-of-way line of Trunk Highway No. 71, a distance of 275.00 feet; thence North 90 degrees 00

feet to the point of beginning of

the land to be described; thence continuing North 90 degrees 00 minutes 00 seconds East 300.00 feet to the intersection with the east line of the west 562.83 feet of said Lot

thence South 00 degrees 00 minutes 00 seconds East 235.80 feet:

thence North 89 degrees minutes 00 seconds West 300.02 feet to the intersection with a line bearing South 00 degrees 00 minutes 00 seconds West from the point of beginning;

thence North 00 degrees 00 minutes 00 seconds East 232.40 feet to the point of beginning.

Subject to a City Road Easement of record over the southerly 33 feet thereof And Subject to a General Utility Easement recorded on May 8, 1996, as Document No. 819025.

The object of this action is to obtain a judgment that Plaintiff is the owner in fee of the above-described real property, and that none of the above-named Defendants has any estate or interest therein or lien thereon.

No personal claim is made against any Defendant. If any Defendant on whom this Summons is served unreasonably defends the action, said Defendant shall pay full costs to the Plaintiff. Dated: November 17, 2023

**GAMMELLO-PEARSON** PLLC

James M. Gammello #140144 Daniel M. Hawley (#0390337) 14275 Golf Course Drive Suite 200 Baxter, MN 56425 Telephone: 218/828-9511 Facsimile: 218/824-8545

> ATTORNEYS FOR **PLAINTIFF** H-1-3B

/s/ James M. Gammello