## NOTICE OF MORTGAGE FORECLOSURE SALE

described mortgage:

MORTGAGE: DATE OF January 31, 2020

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$141,839.00

MORTGAGOR(S): Courtney Jo Schreifels, a single woman Mortgage MORTGAGEE: Electronic as nominee for Homeowners successors and assigns

OF DATE AND PLACE **RECORDING:** 

Recorded: February 7, 2020, Stearns County Recorder Document Number: A1562645 OF ASSIGNMENTS

MORTGAGE: And assigned to: U.S. Bank requirements National Association

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

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Identification 1003775-1300182178-9

Originator:

NOTICE IS HEREBY GIVEN Financial Group USA, LLC that default has occurred in Residential Mortgage Servicer: Sheriff's the conditions of the following U.S. Bank National Association Enforcement COUNTY IN PROPERTY IS LOCATED: Minnesota Stearns

> Tax 82.47869.0000

LEGAL DESCRIPTION OF City) of St. Cloud, according to assigns. Financial Group USA, LLC, its the plat and survey thereof on If the Mortgage is not reinstated DETERMINING, file and of record in the Office under Minn. Stat. §580.30 or OTHER THINGS, THAT THE of the Register of Deeds in and the property is not redeemed MORTGAGED for Stearns County, Minnesota AMOUNT DUE AND CLAIMED TO BE DUE property on or before 11:59 AS OF DATE OF NOTICE: \$156,036.17

pre-foreclosure THAT all have complied with; that no action or proceeding has been instituted financial obligation: NONE at law or otherwise to recover THIS COMMUNICATION IS the debt secured by said FROM A DEBT COLLECTOR that this is registered property; Number: will be sold by the Sheriff of said county as follows: Lender/Broker/Mortgage DATE AND TIME OF SALE: DEBT AND IDENTITY OF

mortgage, or any part thereof; ATTEMPTING PURSUANT to the power of INFORMATION OBTAINED sale contained in said mortgage, WILL BE USED FOR THAT Transaction Agent Mortgage the above-described property PURPOSE.

NOTICE OF MORTGAGE FORECLOSURE SALE

PLACE OF SALE: County WITHIN office, Law 807 Center. WHICH Courthouse Square, St. Cloud,

to pay the debt secured by said LAW FOR REDEMPTION Property Address: 1102 12th mortgage and taxes, if any, on BY THE MORTGAGOR, THE Ave N, Saint Cloud, MN 56303 said premises and the costs MORTGAGOR'S PERSONAL Parcel ID Number: and disbursements, including REPRESENTATIVES attorney fees allowed by law. OR ASSIGNS, MAY BE subject to redemption within REDUCED TO FIVE WEEKS PROPERTY: Lot Five (5) in six (6) months from the date of IF A JUDICIAL ORDER Registration Block Sixty-six (66) in Lowry's said sale by the mortgagor(s), IS Systems, Inc., as mortgagee, Addition to the Town (now their personal representatives or

under Minn. Stat. §580.23, ARE IMPROVED WITH A the Mortgagor must vacate the RESIDENTIAL DWELLING p.m. on August 27, 2024, or ARE the next business day if August USED IN AGRICULTURAL 27, 2024, falls on a Saturday, PRODUCTION, AND ARE been Sunday or legal holiday.

Mortgagor(s) released from TO COLLECT A DEBT. ANY

RIGHT THE TO VERIFICATION OF THE Homeowners February 27, 2024, at 10:00 AM THE ORIGINAL CREDITOR

THE NOT AFFECTED BY THIS ACTION. THE TIME ALLOWED BY

ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, AMONG PREMISES OF LESS THAN FIVE UNITS, NOT PROPERTY ABANDONED. DATED: January 8, 2024

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: 051054-F2

H-2-6B

Originator: CMG Mortgage Inc. DBA CMG Financial Residential Mortgage Servicer:

WHICH COUNTY IN PROPERTY IS LOCATED: Stearns

Ave S, Saint Cloud, MN 56301 ID Tax Parcel Number: 82.43829.0000

PROPERTY: A tract of OF land lying and being in the East Half of the West Half of the Southeast Quarter of the Southwest Quarter (E1/2 W1/2 SE1/4 SW1/4) of Section Township 124, Range 14, described 28. as follows: Commencing at a point 16.5 feet west and 769 feet South of the Northeast corner of said E1/2 of W1/2 of SE1/4 of SW1/4 of said Section, Township and Range; thence due South for a distance of 50 feet; thence due West 149.5 feet; thence due North 50 feet; thence due East 149.5 feet to the place of beginning, Stearns

THAT all pre-foreclosure have been proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof; PURSUANT to the power of

the above-described property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE: February 13, 2024, at 10:00 AM

PLACE OF SALE: County Sheriff s office, Law Enforcement Center, 807 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 said sale by the mortgagor(s), 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 13, 2024, or the next business day if August 13. 2024, falls on a Saturday, Sunday or legal holiday.

Mortgagor(s) released from financial obligation: NONE THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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

THE TIME ALLOWED BY FOR REDEMPTION LAW BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE **REDUCED TO FIVE WEEKS** IF A JUDICIAL ORDER ENTERED IS UNDER MINNESOTA STATUTES SECTION 582.032 DETERMINING. AMONC OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING

OF LESS THAN FIVE UNITS PROPERTY NOT ARE USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

DATED: December 19, 2023 MORTGAGEE: CMG

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

200Woodbury, MN 55125 (651) 209-3300 File Number: 053694-F1 H-52-6B

that default has occurred in Electronic the conditions of the following Systems, Inc. described mortgage: MORTGAGE: Identification DATE OF

September 1, 2006 ORIGINAL

\$322,400.00 Stroeing and Adris A. Brown, PHH Mortgage Corporation

Husband and Wife, as Joint COUNTY Tenants MORTGAGEE: Mortgage

Electronic Registration Systems, Inc., as mortgagee, as nominee for Fremont MN 56301 Investment & Loan, its successors and assigns

OF DATE AND PLACE **RECORDING:** 

Recorded: October 20, 2006, Stearns County Recorder Document Number: 1209606 LOAN MODIFICATION: Dated: March 2, 2011

Recorded: April 4, 2011 Document Number: A1340565

ASSIGNMENTS MORTGAGE:

Backed Certificates, 2006-D

Dated: January 31, 2012 Stearns County Recorder Document Number: A1361934 said county as follows:

NOTICE IS HEREBY GIVEN Transaction Agent: Mortgage DATE AND TIME OF SALE: WITHIN Transaction Agent Mortgage Sheriff's

1001944-3000271736-4 PRINCIPAL Lender/Broker/Mortgage Minnesota AMOUNT OF MORTGAGE: Originator: Fremont Investment to pay the debt secured by said & Loan

MORTGAGOR(S): Scott H. Residential Mortgage Servicer: said premises and the costs OR ASSIGNS, MAY BE IN WHICH PROPERTY IS LOCATED: Stearns

2725 Property Address: Tranquility Drive, Saint Cloud,

Parcel ID Tax Number: 82.50705.0189 LEGAL DESCRIPTION OF

PROPERTY: Lot 10, Block under Minn. Stat. §580.23, 3, Serenity Plat Two, Stearns the Mortgagor must vacate the ARE County, Minnesota

AMOUNT DUE AND CLAIMED AS OF DATE OF NOTICE: 05, 2024, falls on a Saturday, \$315,986.60

THAT all OF requirements have complied with; that no action or And assigned to: HSBC Bank proceeding has been instituted FROM A DEBT COLLECTOR USA, National Association, at law or otherwise to recover ATTEMPTING as Trustee for Fremont Home the debt secured by said COLLECT A DEBT. Loan Trust 2006-D, Mortgage- mortgage, or any part thereof; INFORMATION OBTAINED Series that this is registered property; PURSUANT to the power of PURPOSE. sale contained in said mortgage, THE Recorded: February 13, 2012, the above-described property VERIFICATION OF will be sold by the Sheriff of DEBT AND IDENTITY OF

Registration March 05, 2024, at 10:00 AM PLACE OF SALE: County office. Law Number: Enforcement Center, 807 Courthouse Square, St. Cloud,

mortgage and taxes, if any, on and disbursements, including REDUCED TO FIVE WEEKS attorney fees allowed by law, subject to redemption within IS six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns.

If the Mortgage is not reinstated under Minn. Stat. §580.30 or ARE IMPROVED WITH A the property is not redeemed RESIDENTIAL DWELLING property on or before 11:59 p.m. USED IN AGRICULTURAL on September 05, 2024, or the TO BE DUE next business day if September Sunday or legal holiday.

pre-foreclosure Mortgagor(s) released from been financial obligation: NONE THIS COMMUNICATION IS TO ANY WILL BE USED FOR THAT

TO RIGHT THE THE ORIGINAL CREDITOR

THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES A JUDICIAL ORDER IF ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032 DETERMINING, AMONG OTHER THINGS, THAT THE PREMISES MORTGAGED OF LESS THAN FIVE UNITS, PROPERTY NOT PRODUCTION, AND ARE ABANDONED.

DATED: January 11, 2024 MORTGAGEE: HSBC Bank USA. National Association, as Trustee for Fremont Home requirements Loan Trust 2006-D, Mortgage-Backed Certificates, Series 2006-D Wilford, Geske & Cook, P.A.

Attorneys for Mortgagee 200 Woodbury, MN 55125 (651) 209-3300

File Number: 051622-F3 H-3-6B

PROVIDED BY LAW IS that default has occurred in the conditions of the following

SAUK CENTRE HERALD | THURSDAY, JANUARY 18, 2024 | Page 7

NOTICE OF MORTGAGE FORECLOSURE SALE

described mortgage: DATE OF MORTGAGE: April 29,2022 ORIGINAL PRINCIPAL

AMOUNT OF MORTGAGE: \$99,460.00 MORTGAGOR(S): John P

Moeller a single man MORTGAGEE: Mortgage Registration Electronic

Systems, Inc., as mortgagee, as nominee for CMG Mortgage Inc., DBA CMG Financial, its successors and assigns

DATE AND PLACE OF **RECORDING:** Recorded: May 2, 2022, Stearns

County Recorder Document Number: A1631474

ASSIGNMENTS OF MORTGAGE: And assigned CMG to:

Mortgage, Inc. Dated: June 16, 2023

Recorded: June 20, 2023. Stearns County Recorder Document Number: A1654859 Transaction Agent: Mortgage Registration Electronic

Systems, Inc. Transaction Agent Mortgage Identification Number:

100072450006099376 Lender/Broker/Mortgage

Cenlar FSB

Property Address: 1171 16th

DESCRIPTION LEGAL County, Minnesota.

AMOUNT DUE AND TO BE DUE CLAIMED AS OF DATE OF NOTICE: \$107,066.94

complied with; that no action or 7616 Currell Boulevard, Suite that this is registered property;

TIME NOTICE IS HEREBY GIVEN sale contained in said mortgage,

STATE OF MINNESOTA COUNTY OF STEARNS DISTRICT COURT SEVENTH DISTRICT CASE TYPE: Quiet Title Action Court File No. 73-CV-23-9164

#### **SUMMONS**

Scott Johnson Plaintiff

VS.

Security Mini Storage LLC, Baxter, MN 56425 Karasch Properties LLC, River herein.

Defendants.

THIS IS DIRECTED THE **ABOVE-NAMED** DEFENDANTS, **UNKNOWN** CLAIMING RESPONSE RIGHT, ANY ESTATE, ESTATE THE IN HEREIN.

your rights. You must respond requested in the Complaint. to this lawsuit even though it may not yet be filed with the You may wish to get legal the land to be described; Court and there may be no court help from a lawyer. If you do

2. YOU MUST REPLY Administrator may

WITHIN 21 DAYS TO information about places where intersection with the east line of days of the date on which

at: GAMMELLO-PEARSON, PLLC

14275 Golf Course Drive, Suite 200

3. YOU MUST RESPOND resolving this dispute. View Townhomes of Sauk TO EACH CLAIM. The Complaint. If you believe the follows: Plaintiff should not be given See Attached Exhibit A everything asked for in the (the "Premises"). SUMMONS Complaint, you must say so in

TO your Answer.

4. YOU WILL LOSE SURVEY OF: AND YOUR CASE IF YOU DO AIMING RESPONSE TO TITLE, COMPLAINT TO **DESCRIBED** do not answer within 21 days, thereof, described as follows: COMPLAINT you will lose this case. You will not get to tell your side of the YOU ARE BEING the story, and the Court may HOUGHTON'S SUED. The Plaintiff has started decide against you and award ADDITION, according to the a lawsuit against you. The the Plaintiff everything asked recorded plat thereof; Plaintiff's Complaint against for in the Complaint. If you do you is on file in the office of not want to contest the claims 00 minutes 00 seconds West the Court Administrator of the stated in the Complaint, you do along the east right-of-way line above-named Court. Do not not need to respond. A default of Trunk Highway No. 71, a throw these papers away. They judgment can then be entered distance of 275.00 feet: are official papers that affect against you for the relief

### **SUMMONS**

PROTECT YOUR RIGHTS. you can get legal assistance. the west 562.83 feet of said Lot You must give or mail to Even if you cannot get legal 29; JUDICIAL the person who signed this help, you must still provide a Summons a written response written Answer to protect your minutes 00 seconds East 235.80 called an Answer within 21 rights or you may lose the case. feet;

ALTERNATIVE 6. you received this Summons. **DISPUTE RESOLUTION**. minutes 00 seconds West 300.02 You must send a copy of your The parties may agree to or feet to the intersection with a Answer to the person who be ordered to participate in an line bearing South 00 degrees signed this Summons located alternative dispute resolution 00 minutes 00 seconds West process under Rule 114 of the from the point of beginning; Minnesota General Rules of Practice. You must still send minutes 00 seconds East 232.40 your written response to the feet to the point of beginning. Complaint even if you expect to use alternative means of Easement of record over the

7. THIS LAWSUIT MAY Centre Limited Partnership, Answer is your written response AFFECT OR BRING INTO Easement recorded on May and all other persons unknown to the Plaintiff's Complaint. QUESTION TITLE TO 8, 1996, as Document No. claiming any right, title, estate, In your Answer you must state **REAL PROPERTY** located 819025. interest, or lien in the real estate whether you agree or disagree in Stearns County, State of described in the complaint with each paragraph of the Minnesota, legally described as

# **EXHIBIT A** LEGAL DESCRIPTION

That part of Lot 29 of ALL OTHER PERSONS NOT SEND A WRITTEN AUDITOR'S SUBDIVISION THE of the north 1/2 of Section made against any Defendant. THE 15, Township 126, Range 34, If any Defendant on whom INTEREST, PERSON WHO SIGNED Stearns County, Minnesota, this Summons is served OR LIEN IN THE REAL THIS SUMMONS. If you according to the recorded plat unreasonably defends

Commencing at southwest THIRD

thence South 00 degrees

thence North 90 degrees 00 minutes 00 seconds East 262.83 5. LEGAL ASSISTANCE. feet to the point of beginning of E-mail: jgammello@gqlaw.net

thence continuing North file number on this Summons. not have a lawyer, the Court 90 degrees 00 minutes 00 have seconds East 300.00 feet to the

thence South 00 degrees 00

thence North 89 degrees 21

thence North 00 degrees 00

Subject to a City Road southerly 33 feet thereof And Subject to a General Utility

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 the action, said Defendant shall pay full costs to the Plaintiff.

corner of Dated: November 17, 2023

#### GAMMELLO-PEARSON PLLC /s/ James M. Gammello

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



CITY OF SAUK CENTRE ACKNOWLEDGEMENT OF 2023 CONTRIBUTIONS On behalf of the City of Sauk Centre, the City Council would like to thank those who are listed below for their generous contribution of the specified City Facility/Department during

listed below for their generous contribution	of the specified City Facility/Dep	artment during
the 2023 year:		
DEPARTMENT	IN-KIND SERVICE	AMOUNT
FIRE DEPARTMENT		¢05 000 00
Sauk Centre Fire Dept. Relief Association		\$85,000.00
Community Connections		\$500.00
MN National Bank		\$333.00
Sauk Centre CVB		\$250.00
John Juelke		\$100.00
Mike & Nancy Noe		\$100.00
West Union Combined Charities		\$50.00
John Wiese Ford, Inc.		\$2,500.00
AMBULANCE DEPARTMENT		
Community Connections		\$500.00
Headway Marking/Dan Welle Southtown		\$1,500.00
MN National Bank		\$333.00
West Union Combined Charities		\$65.00
Mike & Nancy Noe		\$100.00
Kyle "Bubba" & Brittany Hellermann	6 sets of Cuddle Bear Books & Be	ars Value \$72.00
John & JoAnn Meyer		\$250.00
AMBULANCE ALS SETUP EQUIPMENT		<i><i><i>q</i>=00.000</i></i>
Community Connections		\$9,000.00
Sauk Centre Township		\$1,000.00
Township of Little Sauk		\$250.00
Great River Federal Credit Union		\$673.29
American Legion Post #67		\$1,500.00
Dan Welle Southtown		\$1,000.00
Orleen Hoffman		\$500.00
Felling Trailer		\$1,000.00
Getty Township		\$500.00
American Legion Auxiliary		\$3,000.00
Advantage 1 Ins. Agency		\$50.00
Lions Club of Sauk Centre		\$2,000.00
Big Sauk Lake Association		\$1,000.00
City of Westport		\$50.00
Greenwald Rec Club		\$2,000.00
POLICE DEPARTMENT		
Walmart	Shop with	a Cop \$4,000.00
MN National Bank		\$333.00
Jeanette & Vern Pfeifer		\$200.00
Community Connections		\$500.00
Mike & Nancy Noe		\$100.00
Tom & Ann Ranzau		\$100.00
John Wiese Ford, Inc.		\$2,500.00
Diane Kelly	Night Vision Binoculars	value at \$200.00
John & JoÁnn Meyer	C C	\$250.00
Veterans of Foreign War (VFW)		DARE \$500.00
Great River Federal Credit Union		DARE \$250.00
SENIOR CENTER		
Men's Card Playing Group		\$1.651.69
Lois Egeland		\$200.00
Carol & Ronald Funk		\$300.00
Pamela Veeder		\$100.00
OUTDOOR SKATING RINK		ψ100.00
Sauk Centre Lion's Club		\$750.00
PARK & RECREATION DEPT.		ψ1.00.00
Girl Scouts – Sauk Centre	Labor for Improvements of De	og Park \$500 00
	Labor for improvements of D	ля гаік ф.00.00
FITNESS CHALLENGE PARK CentraCare Health		\$500.00
Centra Care meanin		\$500.00
PUBLISH: 01/18/24 Sauk Centre Herald		

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