

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage: DATE OF MORTGAGE: September 1, 2006 ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$322,400.00 MORTGAGOR(S): Scott H. Stroeing and Adris A. Brown, Husband and Wife, as Joint Tenants MORTGAGOR(S): Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Fremont Investment & Loan, its successors and assigns DATE AND PLACE OF 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 OF MORTGAGE: And assigned to: HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2006-D, Mortgage-Backed Certificates, Series 2006-D Dated: January 31, 2012 Recorded: February 13, 2012, Stearns County Recorder Document Number: A1361934

Transaction Agent: Mortgage Electronic Registration Systems, Inc. Transaction Agent Mortgage Identification Number: 1001944-3000271736-4 Lender/Broker/Mortgage Originator: Fremont Investment & Loan Residential Mortgage Servicer: PHH Mortgage Corporation COUNTY IN WHICH PROPERTY IS LOCATED: Stearns Property Address: 2725 Tranquility Drive, Saint Cloud, MN 56301 Tax Parcel ID Number: 82.50705.0189 LEGAL DESCRIPTION OF PROPERTY: Lot 10, Block 3, Serenity Plat Two, Stearns County, Minnesota AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$315,986.60 THAT all pre-foreclosure requirements have been 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 said county as follows:

DATE AND TIME OF SALE: March 05, 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 September 05, 2024, or the next business day if September 05, 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. THE RIGHT TO 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 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. DATED: January 11, 2024 MORTGAGOR(S): HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2006-D, Mortgage-Backed Certificates, Series 2006-D Wilford, Geske & Cook, P.A. Attorneys for Mortgagee 7616 Currell Boulevard, Suite 200 Woodbury, MN 55125 (651) 209-3300 File Number: 051622-F3 H-3-6B

ORDINANCE 829

AN ORDINANCE OF THE CITY OF SAUK CENTRE AUTHORIZING SUMMARY PUBLICATION OF ORDINANCE 828 AMENDING CHAPTER 94 OF THE CITY CODE RELATING TO CHARGING FOR FIRE SERVICES WITHIN THE CORPORATE LIMITS AND ALSO WITHIN AREAS PROTECTED BY FIRE SERVICE AGREEMENT WITH THE CITY.

THE CITY OF SAUK CENTRE DOES HEREBY ORDAIN: Section 1: Publication of the title summarizing Ordinance 828 will clearly inform the public of the intent and effect of the ordinance.

Section 2: A printed copy of the text of Ordinance 828 will be available for inspection by any person during regular business hours at the office of the City of Clerk or by standard or electronic mail.

Section 3: This Ordinance shall become effective upon its passage and publication as provided by law.

The foregoing ordinance was duly passed and adopted by the Council of the City of Sauk Centre, Minnesota at its regular meeting on the 17th day of January, 2024.

By Warren Stone, Its Mayor By Vicki M. Willer, Its City Administrator/Clerk H-4-1B

West Union Township Absentee Filing Notice

Absentee voting for the March board elections will be begin on February 9, 2024. Election day is March 12, 2024.

Location, dates, and time of availability as follows:

Location: St. Agnes School 307 4th Ave. W Osakis, Mn Dates: Every Monday, Wednesday, and Thursday

Time: 8:00 am – 4:00 pm Dates: Every Tuesday Time: 1:00 pm – 4:00 pm Dates: Every Friday Time: 8:00 am – 12:00 pm Weekends and Evenings by Appointment by calling 320-304-1014.

Sharon Marthaler, Clerk West Union Township H-4-1B

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage: DATE OF MORTGAGE: June 15, 2006 ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$130,400.00 MORTGAGOR(S): Cathleen Ann Luebke, a single person MORTGAGOR(S): Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Bremer Bank, National Association, its successors and assigns DATE AND PLACE OF RECORDING: Recorded: June 21, 2006 Stearns County Recorder Document Number: 1197892 LOAN MODIFICATION: Dated: December 29, 2008 Recorded: August 21, 2012 Document Number: A1377065 ASSIGNMENTS OF MORTGAGE: And assigned to: BANK OF AMERICAN A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP Dated: May 1, 2012 Recorded: May 3, 2012 Stearns County Recorder Document Number: A1368440 And assigned to: OCWEN LOAN SERVICING, LLC Dated: August 14, 2012 Recorded: August 24, 2012 Stearns County Recorder Document Number: A1377499 And assigned to: RESIDENTIAL CREDIT SOLUTIONS, INC Dated: September 3, 2015 Recorded: September 10, 2015 Stearns County Recorder Document Number: A1451819

And assigned to: DITECH FINANCIAL LLC Dated: July 25, 2016 Recorded: July 26, 2016 Stearns County Recorder Document Number: A1473562 And assigned to: SPECIALIZED LOAN SERVICING, LLC Dated: November 30, 2017 Recorded: December 1, 2017 Stearns County Recorder Document Number: A1510093 And assigned to: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST Dated: May 3, 2022 Recorded: May 16, 2022 Stearns County Recorder Document Number: A1632585 Transaction Agent: Mortgage Electronic Registration Systems, Inc. Transaction Agent Mortgage Identification Number: 1000739-8140640890-7 Lender/Broker/Mortgage Originator: Bremer Bank, National Association Residential Mortgage Servicer: NewRez LLC F/K/A New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing COUNTY IN WHICH PROPERTY IS LOCATED: Stearns Property Address: 5851 Sandy Drive, St Cloud, MN 56303 Tax Parcel ID Number: 82.44839.0208 LEGAL DESCRIPTION OF PROPERTY: Lot Ten (10) in Block One (1) of Buettner's Ridgewood Estates, part of Northwest Quarter, Section 8, Township 124, Range 28, Stearns County, Minnesota,

according to the plat and survey thereof on file and of record in the Office of the County Recorder, in and for Stearns County, Minnesota. AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$132,742.39 THAT all pre-foreclosure requirements have been 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 said county as follows: DATE AND TIME OF SALE: March 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 September 13, 2024, or the next business day if September 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. THE RIGHT TO 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 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. DATED: January 18, 2024 MORTGAGOR(S): US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust Wilford, Geske & Cook, P.A. Attorneys for Mortgagee 7616 Currell Boulevard, Suite 200 Woodbury, MN 55125 (651) 209-3300 File Number: 054204-F1 H-4-6B

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage: DATE OF MORTGAGE: December 20, 2021 ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$239,481.00 MORTGAGOR(S): Aaron Hutte, a married man MORTGAGOR(S): Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Rocket Mortgage, LLC, FKA Quicken Loans, LLC, its successors and assigns DATE AND PLACE OF RECORDING: Recorded: December 21, 2021, Stearns County Recorder Document Number: A1622267 ASSIGNMENTS OF MORTGAGE: And assigned to: Rocket Mortgage, LLC, FKA Quicken Loans, LLC Dated: December 18, 2023 Recorded: December 26, 2023, Stearns County Recorder Document Number: A1665470 Transaction Agent: Mortgage Electronic Registration Systems, Inc. Transaction Agent Mortgage Identification Number: 100039034916804273 Lender/Broker/Mortgage Originator: Rocket Mortgage, LLC, FKA Quicken Loans, LLC Residential Mortgage Servicer: Rocket Mortgage, LLC COUNTY IN WHICH PROPERTY IS LOCATED: Stearns Property Address: 250 School Ave, Brooten, MN 56316 Tax Parcel ID Number: 46.28242.0000 LEGAL DESCRIPTION OF PROPERTY: Lots 1 and 2, Block 3, Ille's Addition to the City of Brooten; according to the recorded plat thereof on file and of record in the office of the Stearns County Recorder AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$248,917.25 THAT all pre-foreclosure requirements have been 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 said county as follows: DATE AND TIME OF SALE: March 12, 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 September 12, 2024, or the next business day if September 12, 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. THE RIGHT TO 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 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. DATED: January 17, 2024 MORTGAGOR(S): Rocket Mortgage, LLC f/k/a Quicken Loans, LLC Wilford, Geske & Cook, P.A. Attorneys for Mortgagee 7616 Currell Boulevard, Suite 200 Woodbury, MN 55125 (651) 209-3300 File Number: 054095-F1 H-4-6B

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage: DATE OF MORTGAGE: April 29, 2022 ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$99,460.00 MORTGAGOR(S): John P Moeller a single man MORTGAGOR(S): Mortgage Electronic Registration 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 to: CMG Mortgage, Inc. Dated: June 16, 2023 Recorded: June 20, 2023, Stearns County Recorder Document Number: A1654859 Transaction Agent: Mortgage Electronic Registration Systems, Inc. Transaction Agent Mortgage Identification Number: 100072450006099376 Lender/Broker/Mortgage Originator: CMG Mortgage Inc. DBA CMG Financial Residential Mortgage Servicer: Cenlar FSB COUNTY IN WHICH PROPERTY IS LOCATED: Stearns Property Address: 1171 16th Ave S, Saint Cloud, MN 56301 Tax Parcel ID Number: 82.43829.0000 LEGAL DESCRIPTION

OF PROPERTY: A tract 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 14, Township 124, Range 28, described 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 County, Minnesota. AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$107,066.94 THAT all pre-foreclosure requirements have been 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 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. THE RIGHT TO 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 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. DATED: December 19, 2023 MORTGAGOR(S): CMG Mortgage, Inc. Wilford, Geske & Cook, P.A. Attorneys for Mortgagee 7616 Currell Boulevard, Suite 200 Woodbury, MN 55125 (651) 209-3300 File Number: 053694-F1 H-52-6B

PUBLIC NOTICE

2024 MINNESOTA CITY SUMMARY BUDGET STATEMENT FOR PUBLICATION

The purpose of this report is to provide summary 2024 budget information concerning the City of Sauk Centre to interested citizens. The budget is published in accordance with Minn. Stat. Sec. 471.6965. This budget is not complete; the complete budget may be examined at the City Hall in Sauk Centre. The City Council approved this budget on December 6, 2023.

Revenues	2023 Adopted Budget	2024 Adopted Budget
01. Property Taxes	2,301,671	2,526,828
02. Tax Increments	77,500	206,000
03. All Other Taxes (franchise, hotel/motel taxes, etc.)	981,000	1,105,000
04. Special Assessments	382,700	322,950
05. Licenses and Permits	184,100	220,100
06. Federal Grants	607,000	686,000
07. State General purpose Aid (e.g. HACA, etc.)	1,279,122	1,467,396
08. State Categorical Aid (e.g. state aid for streets, etc.)	120,000	130,000
09. Grants from County and Other Local Governments	50,700	48,700
10. Charges for Services	2,282,822	2,263,180
11. Fines and Forfeits	46,300	41,500
12. Interest on Investments	296,840	607,053
13. Miscellaneous Revenues	686,435	520,616
14. Total Revenues	9,296,190	10,145,323
15. Proceeds from Bond Sales	-	
16. Other Financing Sources	500,000	
17. Transfers from Other Funds	576,473	695,034
18. Total Revenues and Other Financing Sources	10,372,663	10,840,357
 Expenditures		
Current Expenditures		
19. General Government (Council, administration, etc.)	1,030,116	1,135,939
20. Public Safety	2,324,610	2,549,959
21. Streets and Highways	688,652	678,327
22. Sanitation	31,500	33,015
23. Human Services	47,435	49,200
24. Health		
25. Culture & Recreation	628,995	665,947
26. Conservation of Natural Resources	8,900	8,900
27. Economic Development	172,350	175,020
28. Miscellaneous Current Expenditures	111,464	146,165
29. Total Current Expenditures	5,044,022	5,442,472
30. Debt Service - Principal	1,638,000	1,820,000
31. Interest and Fiscal Charges	511,502	480,076
32. Streets and Highways Construction	1,965,000	775,000
33. Capital Outlay	1,350,000	900,500
34. Other Financing Uses		
35. Transfers to Other Funds	576,473	710,034
36. Total Expenditures and Other Financing Uses	11,084,997	10,128,082
 FUND BALANCE		
37. General Fund - Beginning Balance (January 1)	1,751,213	1,700,680
38. General Fund - Ending Balance (December 31)	1,700,680	1,617,341
39. Increase (Decrease) in Fund Balance All Funds	(720,414)	(83,339)
 OTHER ITEMS		
40. Total Property Tax Levy - All Funds	2,280,571	2,508,628