PUBLIC NOTICES

SAUK CENTRE HERALD | THURSDAY, JANUARY 25, 2024 | Page 7

NOTICE OF MORTGAGE FORECLOSURE SALE **ORDINANCE 829** NOTICE IS HEREBY GIVEN Transaction Agent: Mortgage DATE AND TIME OF SALE: WITHIN Registration March 05, 2024, at 10:00 AM that default has occurred in Electronic PROVIDED BY LAW IS PLACE OF SALE: NOT AFFECTED BY THIS Systems, Inc. County Transaction Agent Mortgage Sheriff's office, ACTION. Law THE TIME ALLOWED BY LAW FOR REDEMPTION MORTGAGE: Identification Number: Enforcement Center, 807 FOR REDEMPTION Courthouse Square, St. Cloud, 1001944-3000271736-4 PRINCIPAL Lender/Broker/Mortgage Minnesota BY THE MORTGAGOR, THE AMOUNT OF MORTGAGE: Originator: Fremont Investment to pay the debt secured by said MORTGAGOR'S PERSONAL mortgage and taxes, if any, on REPRESENTATIVES & Loan MORTGAGOR(S): Scott H. Residential Mortgage Servicer: said premises and the costs ASSIGNS. MAY BE THE CITY OF SAUK CENTRE DOES HEREBY ORDAIN: REDUCED TO FIVE WEEKS Stroeing and Adris A. Brown, PHH Mortgage Corporation and disbursements, including COUNTY IN WHICH attorney fees allowed by law, A JUDICIAL ORDER PROPERTY IS LOCATED: subject to redemption within IS **ENTERED** UNDER six (6) months from the date of **MINNESOTA** STATUTES. Stearns Section 2: A printed copy of the text of Ordinance 828 will Address: 2725 SECTION 582,032. Property said sale by the mortgagor(s), Tranquility Drive, Saint Cloud, their personal representatives or DETERMINING, AMONG as nominee for Fremont MN 56301 assigns. OTHER THINGS, THAT THE ic mail. **PREMISES** Parcel Number: If the Mortgage is not reinstated MORTGAGED Tax 82.50705.0189 under Minn. Stat. §580.30 or ARE IMPROVED WITH A LEGAL DESCRIPTION OF the property is not redeemed PROPERTY: Lot 10, Block under Minn. Stat. §580.23,

2006-D

ANY

3, Serenity Plat Two, Stearns the Mortgagor must vacate the ARE NOT **PROPERTY** property on or before 11:59 p.m. USED IN AGRICULTURAL on September 05, 2024, or the PRODUCTION, AND ARE TO BE DUE next business day if September ABANDONED. 05, 2024, falls on a Saturday, DATED: January 11, 2024 MORTGAGEE: HSBC Bank USA, National Association, as Trustee for Fremont Home THIS COMMUNICATION IS

> Wilford, Geske & Cook, P.A. Attorneys for Mortgagee 7616 Currell Boulevard, Suite 200 on February 9, 2024. Election day is March 12, 2024.

Certificates,

THIS COMMUNICATION IS Dates: Every Friday

NOTICE OF MORTGAGE FORECLOSURE SALE NOTICE IS HEREBY GIVEN And assigned to: DITECH according to the plat and survey

will be sold by the Sheriff of DEBT AND IDENTITY OF

that default has occurred in FINANCIAL LLC the conditions of the following Dated: July 25, 2016 described mortgage: Recorded: July 26, 2016 Stearns DATE OF MORTGAGE: June County Recorder Document Number: A1473562 15, 2006 **PRINCIPAL** ORIGINAL And assigned to: AMOUNT OF MORTGAGE: **SPECIALIZED** \$130,400.00 SERVICING, LLC

Cathleen

Mortgage

HOME

Registration

the conditions of the following

Husband and Wife, as Joint

Systems, Inc., as mortgagee,

AND PLACE

Recorded: October 20, 2006,

Mortgage

County, Minnesota

DUE

have

PURSUANT to the power of PURPOSE.

sale contained in said mortgage, THE

AS OF DATE OF NOTICE:

complied with; that no action or

And assigned to: HSBC Bank proceeding has been instituted FROM A DEBT COLLECTOR

that this is registered property;

AMOUNT

CLAIMED

\$315,986.60

requirements

as Trustee for Fremont Home the debt secured by said

Loan Trust 2006-D, Mortgage- mortgage, or any part thereof;

Recorded: February 13, 2012, the above-described property

Document Number: A1361934 said county as follows:

USA, National Association, at law or otherwise to recover ATTEMPTING

Registration

Loan,

described mortgage:

September 1, 2006

DATE OF

\$322,400.00

Tenants MORTGAGEE:

DATE RECORDING:

Electronic

Investment &

successors and assigns

Stearns County Recorder

LOAN MODIFICATION:

Dated: March 2, 2011

ASSIGNMENTS

MORTGAGE:

Backed

2006-D

Recorded: April 4, 2011

Dated: January 31, 2012

Stearns County Recorder

MORTGAGOR(S):

successors and assigns

Recorded: June 21,

Stearns County Recorder

LOAN MODIFICATION:

Dated: December 29, 2008

Recorded: August 21, 2012

Document Number: A1377065

And assigned to: BANK OF AMERICAN.A.,SUCCESSOR

BY MERGER TO BAC HOME

LOANS SERVICING, LP FKA

Recorded: May 3, 2012 Stearns

Document Number: A1368440

LOAN SERVICING, LLC

Dated: August 14, 2012

Stearns County Recorder

Dated: September 3, 2015

Stearns County Recorder

And assigned to: OCWEN

Document Number: A1377499

assigned

Recorded: September 10, 2015

Document Number: A1451819

that default has occurred in the

conditions of the following

Document Number: 1197892

MORTGAGEE:

DATE AND

RECORDING:

ASSIGNMENTS

COUNTRYWIDE

Dated: May 1, 2012

County Recorder

RESIDENTIAL

SOLUTIONS, INC

LOANS SERVICING LP

MORTGAGE:

Electronic

National

Ann Luebke, a single person

Systems, Inc., as mortgagee, as nominee for Bremer Bank,

Association,

Document Number: 1209606

Document Number: A1340565

Certificates, Series

Dated: November 30, 2017 Recorded: December 1, 2017 Stearns County Recorder Document Number: A1510093 And assigned to: US BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL **CAPACITY** SOLELYASOWNER TRUSTEE FOR VRMTG

Dated: May 3, 2022 Recorded: May 16, 2022 Stearns County Recorder Document Number: A1632585 Transaction Agent: Mortgage Electronic Registration Systems, Inc.

ASSET TRUST

Identification

1000739-8140640890-7 Lender/Broker/Mortgage mortgage and taxes, if any, on RESIDENTIAL DWELLING DATE AND PLACE Originator: Bremer Bank, National Association Residential Mortgage Servicer: NewRez LLC F/K/A New Penn

Number:

PROPERTY IS LOCATED: Property Address: 5851 Sandy under Minn. Stat. §580.30 or Recorded: August 24, 2012 Drive, St Cloud, MN 56303

Mortgage Servicing

Tax Parcel 82.44839.0208 to: LEGAL DESCRIPTION OF property on or before 11:59 p.m. CREDIT PROPERTY: Lot Ten (10) in on September 13, 2024, or the Block One (1) of Buettner's next business day if September

Ridgewood Estates, part of 13, 2024 falls on a Saturday, Northwest Quarter, Section Sunday or legal holiday. 8, Township 124, Range 28, Mortgagor(s) released Stearns County, Minnesota, financial obligation: NONE

all have 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 Center, 807 Enforcement Transaction Agent Mortgage Courthouse Square, St. Cloud, Minnesota to pay the debt secured by said and disbursements, including ARE

assigns.

NOTICE OF MORTGAGE FORECLOSURE SALE

thereof on file and of record FROM A DEBT COLLECTOR Time: 8:00 am – 12:00 pm in the Office of the County Recorder, in and for Stearns County, Minnesota. DUE AMOUNT CLAIMED AS OF DATE OF NOTICE: \$132,742.39

Sunday or legal holiday.

COLLECT A DEBT.

VERIFICATION OF

financial obligation: NONE

INFORMATION OBTAINED

WILL BE USED FOR THAT

THE ORIGINAL CREDITOR

pre-foreclosure Mortgagor(s) released

been

TO BE DUE PURPOSE. pre-foreclosure DEBT AND IDENTITY OF THAT requirements been complied with; that no action or proceeding has been instituted PROVIDED at law or otherwise to recover NOT AFFECTED BY THIS the debt secured by said mortgage, or any part thereof;

attorney fees allowed by law, Financial, LLC d/b/a Shellpoint six (6) months from the date of said sale by the mortgagor(s), DATED: January 18, 2024 WHICH their personal representatives or If the Mortgage is not reinstated

> the property is not redeemed ID Number: under Minn. Stat. §580.23, the Mortgagor must vacate the

land lying and being in the subject to redemption within East Half of the West Half six (6) months from the date of of the Southeast Quarter of said sale by the mortgagor(s), the Southwest Quarter (E1/2 their personal representatives

W1/2 SE1/4 SW1/4) of Section or assigns.

Commencing at a point 16.5 the property is not redeemed feet west and 769 feet South under Minn. Stat. §580.23, of the Northeast corner of the Mortgagor must vacate the said E1/2 of W1/2 of SE1/4 property on or before 11:59 of SW1/4 of said Section, p.m. on August 13, 2024, or Township and Range; thence the next business day if August 13, 2024, falls on a Saturday,

thence due East 149.5 feet to financial obligation: NONE THIS COMMUNICATION IS FROM A DEBT COLLECTOR AS OF DATE OF NOTICE: INFORMATION OBTAINED WILL BE USED FOR THAT

RIGHT OF THE proceeding has been instituted DEBT AND IDENTITY OF at law or otherwise to recover THE ORIGINAL CREDITOR THE mortgage, or any part thereof; PROVIDED BY LAW IS that this is registered property; NOT AFFECTED BY THIS

ANY

Loan Trust 2006-D, Mortgage-

File Number: 051622-F3

ATTEMPTING COLLECT A DEBT. ANY INFORMATION OBTAINED AND WILL BE USED FOR THAT THE VERIFICATION OF THE

> THE ORIGINAL CREDITOR WITHIN BY LAW IS ACTION. THE TIME ALLOWED BY FOR REDEMPTION BY THE MORTGAGOR, THE DATE OF

REDUCED TO FIVE WEEKS JUDICIAL ORDER MORTGAGOR(S): **ENTERED MINNESOTA** SECTION 582.032. Electronic DETERMINING, OTHER THINGS, THAT THE nominee for Rocket Mortgage, MORTGAGED

said premises and the costs OF LESS THAN FIVE UNITS, RECORDING: NOT USED IN AGRICULTURAL Stearns County Recorder subject to redemption within PRODUCTION, AND ARE Document Number: A1622267 ABANDONED.

> Its Individual Capacity But Loans, LLC Solely As Owner Trustee For Dated: December 18, 2023 VRMTG Asset Trust Recorded: December 26, 2023, Wilford, Geske & Cook, P.A. Stearns County Recorder

Attorneys for Mortgagee Document Number: A1665470 7616 Currell Boulevard, Suite Transaction Agent: Mortgage 200 Electronic Woodbury, MN 55125 Systems, Inc.

File Number: 054204-F1 Identification

H-4-6B 100039034916804273

LLC

COUNTY

46.28242.0000

AMOUNT

Stearns

Rocket Mortgage, LLC

Ave, Brooten, MN 56316

IN

LEGAL DESCRIPTION OF

PROPERTY: Lots 1 and 2,

City of Brooten; according to

the recorded plat thereof on file

and of record in the office of

CLAIMED TO BE DUE

AS OF DATE OF NOTICE:

DUE

the Stearns County Recorder

Block 3, Ille's Addition to the MINNESOTA

ASSIGNS, MAY BE A JUDICIAL ORDER ENTERED UNDER STATUTES, 582.032

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

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.

Section 1: Publication of the title summarizing Ordinance 828 will clearly inform the public of the intent and effect of the

be available for inspection by any person during regular business hours at the office of the City of Clerk or by standard or electron-Section 3: This Ordinance shall become effective upon its

passage and publication as provided by law.

RESIDENTIAL DWELLING

The foregoing ordinance was duly passed and adopted by OF LESS THAN FIVE UNITS, 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 Bv Vicki M. Willer Its City Administrator/Clerk

> **West Union Township Absentee Filing Notice**

Absentee voting for the March board elections will be begin

Woodbury, MN 55125 Location, dates, and time of availability as follows: (651) 209-3300 Location: St. Agnes School 1622-F3 307 4th Ave. W Osakis, Mn H-3-6B Dates: Every Monday, Wednesday, and Thursday

> Dates: Every Tuesday Time: 1:00 pm - 4:00 pmTO Weekends and Evenings by Appointment by calling 320-304

Time: 8:00 am - 4:00 pm

1014. Sharon Marthaler, Clerk

West Union Township

NOTICE OF MORTGAGE FORECLOSURE SALE NOTICE IS HEREBY GIVEN PLACE OF SALE: County that default has occurred in the Sheriff s office,

conditions of the following Enforcement Center, described mortgage: Courthouse Square, St. Cloud, MORTGAGE: Minnesota MORTGAGOR'S PERSONAL December 20, 2021 to pay the debt secured by said REPRESENTATIVES ORIGINAL mortgage and taxes, if any, on ASSIGNS, MAY BE AMOUNT OF MORTGAGE: said premises and the costs \$239,481.00 and disbursements, including attorney fees allowed by law, UNDER Hutte, a married man subject to redemption within Mortgage six (6) months from the date of STATUTES, MORTGAGEE: Registration said sale by the mortgagor(s), AMONG Systems, Inc., as mortgagee, as their personal representatives or assigns. PREMISES LLC, FKA Quicken Loans, If the Mortgage is not reinstated ARE IMPROVED WITH A LLC, its successors and assigns under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, PROPERTY Recorded: December 21, 2021, the Mortgagor must vacate the property on or before 11:59 p.m. on September 12, 2024, ASSIGNMENTS or the next business day if MORTGAGE: September 12, 2024, falls on MORTGAGEE: US Bank Trust And assigned to: Rocket a Saturday, Sunday or legal National Association, Not In Mortgage, LLC, FKA Quicken holiday.

Mortgagor(s) released from financial obligation: NONE THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING COLLECT A DEBT. ANY Registration INFORMATION OBTAINED WILL BE USED FOR THAT (651) 209-3300 Transaction Agent Mortgage PURPOSE. **RIGHT** Number: THE VERIFICATION OF THE Lender/Broker/Mortgage DEBT AND IDENTITY OF

TO

TIME

UNDER

AMONG

STATUTES,

PREMISES

PROPERTY

Loans, LLC

H-4-6B

Originator: Rocket Mortgage, THE ORIGINAL CREDITOR WITHIN THE LLC, FKA Quicken Loans, PROVIDED BY LAW IS Residential Mortgage Servicer: NOT AFFECTED BY THIS ACTION. THE TIME ALLOWED BY PROPERTY IS LOCATED: FOR REDEMPTION BY THE MORTGAGOR, THE Property Address: 250 School

Tax Parcel ID Number: OR ASSIGNS, MAY BE

MORTGAGOR'S PERSONAL

REPRESENTATIVES

REDUCED TO FIVE WEEKS

IF A JUDICIAL ORDER

OTHER THINGS, THAT THE

ARE IMPROVED WITH A

RESIDENTIAL DWELLING

OF LESS THAN FIVE UNITS,

USED IN AGRICULTURAL

PRODUCTION, AND ARE

Mortgage, LLC f/k/a Quicken

Wilford, Geske & Cook, P.A.

MORTGAGEE: Rocket

DATED: January 17, 2024

NOT

ENTERED

SECTION

ARE

DETERMINING.

MORTGAGED

ABANDONED.

described mortgage: DATE OF MOŘŤGAGE: April 29, 2022 PRINCIPAL 14, Township 124, Range If the Mortgage is not reinstated MORTGAGE: 28, described as follows: under Minn. Stat. §580.30 or ORIGINAL 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

MORTGAGE: And assigned to: 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 100072450006099376 Lender/Broker/Mortgage said county as follows: Originator: CMG Mortgage

Inc. DBA CMG Financial Residential Mortgage Servicer: Cenlar FSB COUNTY PROPERTY IS LOCATED: Stearns Property Address: 1171 16th Ave S, Saint Cloud, MN 56301

Tax

LEGAL

Parcel ID Number: mortgage and taxes, if any, on 82.43829.0000 DESCRIPTION and disbursements, including

County, Minnesota. DUE AMOUNT OF \$107,066.94 CMG THAT all requirements

Number: the above-described property DATE AND TIME OF SALE:

February 13, 2024, at 10:00 AM PLACE OF SALE: County WHICH Sheriff s office, Enforcement Center, Courthouse Square, St. Cloud, Minnesota to pay the debt secured by said

said premises and the costs

due South for a distance of 50 feet; thence due West 149.5 Sunday or legal holiday. feet; thence due North 50 feet; Mortgagor(s) released the place of beginning, Stearns

AND ATTEMPTING CLAIMED TO BE DUE COLLECT A DEBT. pre-foreclosure PURPOSE. been THE have complied with; that no action or VERIFICATION the debt secured by said WITHIN PURSUANT to the power of ACTION. sale contained in said mortgage, will be sold by the Sheriff of

NOTICE IS HEREBY GIVEN OF PROPERTY: A tract of attorney fees allowed by law, THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES REDUCED TO FIVE WEEKS IS MINNESOTA SECTION 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 MORTGAGEE: CMG

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

\$248,917.25 pre-foreclosure THAT all 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

Attorneys for Mortgagee 7616 Currell Boulevard, Suite Woodbury, MN 55125

(651) 209-3300 File Number: 054095-F1

SPORTS/PUBLIC NOTICE

PUBLIC NOTICE

2024 MINNESOTA CITY SUMMARY BUDGET STATEMENT FOR PUBLICATION

Revenues

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.

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
Evnandituraa		
Expenditures		
Current Expenditures	4 000 440	4.405.000
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	620.005	CCE 047
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	F70 470	740.004
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