PUBLIC NOTICES

NOTICE OF MORTGAGE FORECLOSURE SALE NOTICE OF MORTGAGE FORECLOSURE SALE

described mortgage:

NOTICE IS HEREBY GIVEN Transaction Agent: Mortgage DATE AND TIME OF SALE: WITHIN that default has occurred in Electronic Systems, Inc. Transaction Agent Mortgage Sheriff's MORTGAGE: Identification 1001944-3000271736-4 Lender/Broker/Mortgage Minnesota & Loan Residential Mortgage Servicer: Stroeing and Adris A. Brown, PHH Mortgage Corporation Husband and Wife, as Joint COUNTY IN PROPERTY IS LOCATED: Stearns Address: 2725 Registration Property Tranquility Drive, Saint Cloud, their personal representatives or as nominee for Fremont MN 56301 Tax Parcel ID82.50705.0189 LEGAL DESCRIPTION OF 3, Serenity Plat Two, Stearns County, Minnesota AMOUNT DUE TO BE DUE CLAIMED AS OF DATE OF NOTICE: \$315,986.60 pre-foreclosure THAT OF requirements have complied with; that no action or THIS COMMUNICATION IS 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. mortgage, or any part thereof; INFORMATION OBTAINED that this is registered property; WILL BE USED FOR THAT PURSUANT to the power of PURPOSE. sale contained in said mortgage, THE Recorded: February 13, 2012, the above-described property VERIFICATION OF THE Stearns County Recorder will be sold by the Sheriff of DEBT AND IDENTITY OF

said county as follows:

County Recorder

SERVICING. LLC

INDIVIDUAL

ASSET TRUST

Electronic

Systems, Inc.

Identification

Dated: May 3, 2022

Stearns County Recorder

1000739-8140640890-7

Originator: Bremer

National Association

Mortgage Servicing

COUNTY IN

BUT

Dated: November 30, 2017

Stearns County Recorder

Document Number: A1510093

ASSOCIATION, NOT IN ITS

TRUSTEE FOR VRMTG

Recorded: May 16, 2022

Document Number: A1632585

Transaction Agent Mortgage

Recorded: July 26, 2016 Stearns

Document Number: A1473562

Registration March 05, 2024, at 10:00 AM office, Law Number: Enforcement Center, 807 Courthouse Square, St. Cloud, said premises and the costs WHICH attorney fees allowed by law, IF subject to redemption within IS six (6) months from the date of MINNESOTA said sale by the mortgagor(s), assigns. Number: If the Mortgage is not reinstated MORTGAGED the Mortgagor must vacate the property on or before 11:59 p.m. next business day if September 05, 2024, falls on a Saturday, Sunday or legal holiday. Mortgagor(s) released been financial obligation: NONE TO ANY

THE ORIGINAL CREDITOR

Recorder, in and for Stearns

DUE

County, Minnesota.

AMOUNT

\$132,742.39

THAT all

thereof on file and of record FROM A DEBT COLLECTOR

AND

in the Office of the County ATTEMPTING

pre-foreclosure

have

TIME NOTICE IS HEREBY GIVEN PLACE OF SALE: County THE PROVIDED BY LAW IS that default has occurred in the PLACE OF SALE: County NOT AFFECTED BY THIS conditions of the following Enforcement Center, ACTION. THE TIME ALLOWED BY DATE OF LAW FOR REDEMPTION December 20, 2021 BY THE MORTGAGOR, THE ORIGINAL AMOUNT OF MORTGAGE: Originator: Fremont Investment to pay the debt secured by said MORTGAGOR'S PERSONAL AMOUNT OF MORTGAGE: mortgage and taxes, if any, on $\,R\,E\,P\,R\,E\,S\,E\,N\,T\,A\,T\,I\,V\,E\,S\,$ \$239,481.00 OR ASSIGNS, MAY BE MORTGAGOR(S): and disbursements, including REDUCED TO FIVE WEEKS Hutte, a married man A JUDICIAL ORDER MORTGAGEE: ENTERED SECTION DETERMINING, OTHER THINGS, THAT THE LLC, its successors and assigns under Minn. Stat. §580.30 or ARE IMPROVED WITH A RECORDING: the property is not redeemed RESIDENTIAL DWELLING Recorded: December 21, 2021 PROPERTY: Lot 10, Block under Minn. Stat. §580.23, OF LESS THAN FIVE UNITS, Stearns County Recorder 3, Serenity Plat Two, Stearns the Mortgagor must vacate the ARE NOT PROPERTY Document Number: A1622267 USED IN AGRICULTURAL ASSIGNMENTS AND on September 05, 2024, or the PRODUCTION, AND ARE MORTGAGE: ABANDONED. DATED: January 11, 2024 MORTGAGEE: HSBC Bank Loans, LLC USA, National Association, Dated: December 18, 2023 as Trustee for Fremont Home Recorded: December 26, 2023, Loan Trust 2006-D, Mortgage- Stearns County Recorder Backed 2006-D Wilford, Geske & Cook, P.A. Electronic Attorneys for Mortgagee Woodbury, MN 55125 100039034916804273

H-3-6B

THE

THE TIME ALLOWED BY

LAW FOR REDEMPTION

ENTERED

NOT

MINNESOTA

DETERMINING,

SECTION

ARE

COLLECT A DEBT.

PURPOSE.

WITHIN

ACTION.

IS

and disbursements, including attorney fees allowed by law, subject to redemption within Mortgage six (6) months from the date of Registration UNDER Electronic said sale by the mortgagor(s), STATUTES, Systems, Inc., as mortgagee, as their personal representatives 582.032, nominee for Rocket Mortgage, or assigns. AMONG LLC, FKA Quicken Loans, If the Mortgage is not reinstated under Minn. Stat. §580.30 or PREMISES DATE AND PLACE OF 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 And assigned to: Rocket a Saturday, Sunday or legal Mortgage, LLC, FKA Quicken holiday. Mortgagor(s) released from financial obligation: NONE THIS COMMUNICATION IS FROM A DEBT COLLECTOR Certificates, Series Document Number: A1665470 ATTEMPTING COLLECT A DEBT. Transaction Agent: Mortgage Registration INFORMATION OBTAINED Systems, Inc. WILL BE USED FOR THAT 7616 Currell Boulevard, Suite Transaction Agent Mortgage PURPOSE. 200 Identification Number: THE VERIFICATION OF THE (651) 209-3300 Lender/Broker/Mortgage DEBT AND IDENTITY OF File Number: 051622-F3 Originator: Rocket Mortgage, THE ORIGINAL CREDITOR LLC, FKA Quicken Loans, WITHIN LLC PROVIDED BY LAW IS NOT AFFECTED BY THIS Residential Mortgage Servicer: ACTION. Rocket Mortgage, LLC COUNTY THE TIME ALLOWED BY PROPERTY IS LOCATED: Stearns BY THE MORTGAGOR, THE Property Address: 250 School MORTGAGOR'S PERSONAL Ave, Brooten, MN 56316 REPRESENTATIVES Tax Parcel ID Number: REDUCED TO FIVE WEEKS LEGAL DESCRIPTION OF PROPERTY: Lots 1 and 2, **MINNESOTA** City of Brooten; according to SECTION DETERMINING. OTHER THINGS, THAT THE MORTGAGED ARE IMPROVED WITH A AMOUNT CLAIMED TO BE DUE RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS

SAUK CENTRE HERALD | THURSDAY, FEBRUARY 1, 2024 | Page 7

MORTGAGE:

PRINCIPAL

Sheriff s

Minnesota

office,

Courthouse Square, St. Cloud,

to pay the debt secured by said

mortgage and taxes, if any, on

said premises and the costs

RIGHT

THE

FOR REDEMPTION

ASSIGNS, MAY BE

A JUDICIAL ORDER

UNDER

AMONO

PREMISES

PROPERTY

Loans, LLC

ENTERED

NOT

DATED: January 17, 2024

ABANDONED.

USED IN AGRICULTURAL

PRODUCTION, AND ARE

Mortgage, LLC f/k/a Quicken

Wilford, Geske & Cook, P.A.

7616 Currell Boulevard, Suite

MORTGAGEE: Rocket

Attorneys for Mortgagee

Woodbury, MN 55125

File Number: 054095-F1

(651) 209-3300

Law

807

TO ANY INFORMATION OBTAINED WILL BE USED FOR THAT 46.28242.0000 VERIFICATION OF THE Block 3, Ille's Addition to the DEBT AND IDENTITY OF City of Brooten; according to been THE ORIGINAL CREDITOR the recorded plat thereof on file TIME and of record in the office of the

PROVIDED BY LAW IS Stearns County Recorder AS OF DATE OF NOTICE: \$248,917.25

pre-foreclosure MORTGAGOR'S PERSONAL requirements have complied with; that no action or

that this is registered property;

ASSIGNS, MAY BE proceeding has been instituted REDUCED TO FIVE WEEKS at law or otherwise to recover A JUDICIAL ORDER the debt secured by said UNDER mortgage, or any part thereof;

582.032, PURSUANT to the power of AMONG sale contained in said mortgage, OTHER THINGS, THAT THE the above-described property MORTGAGED PREMISES will be sold by the Sheriff of ARE IMPROVED WITH A said county as follows: RESIDENTIAL DWELLING DATE AND TIME OF SALE:

OF LESS THAN FIVE UNITS, March 12, 2024, at 10:00 AM

STATUTES,

PROPERTY

USED IN AGRICULTURAL ABANDONED. DATED: January 18, 2024 National Association, Not In

Its Individual Capacity But Solely As Owner Trustee For Notice Aeration System Attorneys for Mortgagee 7616 Currell Boulevard, Suite

200 Woodbury, MN 55125

H-4-6B

(651) 209-3300

File Number: 054204-F1

VRMTG Asset Trust An Aeration System causing

Wilford, Geske & Cook, P.A. thin ice located on the northwest side of Sauk Lake in front of Saukinac Campground with thin ice/open water conditions until spring.

H-5-1P

been

NOTICE TO SAUK RESIDENTS

The Sauk Centre Township Board will be holding the Board of Audit meeting for review of the 2023 Financial Report following the regular board meeting on Wednesday, February 14, 2024 at 8:30pm at Magnifi. Anyone interested

is invited to attend.

Missy Schirmers, clerk H-5-1B

TO BE DUE CLAIMED LOAN AS OF DATE OF NOTICE: **SPECIALIZED**

Recorded: December 1, 2017 requirements

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN And assigned to: DITECH according to the plat and survey THIS COMMUNICATION IS

15,2006 PRINCIPAL ORIGINAL AMOUNT OF MORTGAGE: \$130,400.00 Cathleen MORTGAGOR(S): Ann Luebke, a single person MORTGAGEE: Mortgage Registration Systems, Inc., as mortgagee, as nominee for Bremer Bank, TRUST Association, successors and assigns

DATE OF MORTGAGE: June

the conditions of the following

MORTGAGOR(S): Scott H.

Systems, Inc., as mortgagee,

Recorded: October 20, 2006,

Document Number: 1209606

Document Number: A1340565

And assigned to: HSBC Bank

Loan Trust 2006-D, Mortgage-

Document Number: A1361934

Certificates, Series

that default has occurred in FINANCIAL LLC

the conditions of the following Dated: July 25, 2016

PRINCIPAL

Mortgage

Loan,

described mortgage:

September 1, 2006

ORIGINAL

\$322,400.00

MORTGAGEE:

Investment &

RECORDING:

successors and assigns

DATE AND PLACE

Stearns County Recorder

LOAN MODIFICATION:

Dated: March 2, 2011

ASSIGNMENTS

MORTGAGE:

Backed

2006-D

Recorded: April 4, 2011

Dated: January 31, 2012

described mortgage:

Electronic

DATE AND PĽACE 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 MORTGAGE: And assigned to: BANK OF AMERICAN.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA

COUNTRYWIDE

LOANS SERVICING LP Dated: May 1, 2012 Document Number: A1368440 And assigned to: OCWEN PROPERTY IS LOCATED: assigns.

HOME

LOAN SERVICING, LLC Dated: August 14, 2012 Recorded: August 24, Stearns County Recorder Document Number: A1377499 And assigned RESIDENTIAL **CREDIT**

SOLUTIONS, INC Dated: September 3, 2015 Recorded: September 10, 2015 Stearns County Recorder Document Number: A1451819 Stearns County, Minnesota, financial obligation: NONE

Parcel Tax 82.44839.0208 Northwest Quarter, Section Sunday or legal holiday.

due South for a distance of 50

DUE

have

AND

Drive, St Cloud, MN 56303

NOTICE OF MORTGAGE FORECLOSURE SALE

complied with; that no action or proceeding has been instituted And assigned to: US BANK at law or otherwise to recover NOT AFFECTED BY THIS NATIONAL the debt secured by said mortgage, or any part thereof; CAPACITY that this is registered property; SOLELYASOWNER PURSUANT to the power of BY THE MORTGAGOR, THE THAT all sale contained in said mortgage, the above-described property REPRESENTATIVES will be sold by the Sheriff of OR said county as follows: DATE AND TIME OF SALE: IF March 13, 2024 at 10:00 AM Transaction Agent: Mortgage PLACE OF SALE: County Registration Sheriff's office, Law Enforcement 807 Center, Courthouse Square, St. Cloud, Number: Minnesota to pay the debt secured by said Lender/Broker/Mortgage mortgage and taxes, if any, on Bank, said premises and the costs and disbursements, including Residential Mortgage Servicer: attorney fees allowed by law, NewRez LLC F/K/A New Penn subject to redemption within PRODUCTION, AND ARE Recorded: May 3, 2012 Stearns Financial, LLC d/b/a Shellpoint six (6) months from the date of said sale by the mortgagor(s), WHICH their personal representatives or MORTGAGEE: US Bank Trust If the Mortgage is not reinstated Property Address: 5851 Sandy under Minn. Stat. §580.30 or the property is not redeemed ID Number: under Minn. Stat. §580.23, the Mortgagor must vacate the to: LEGAL DESCRIPTION OF property on or before 11:59 p.m. 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, 8, Township 124, Range 28, Mortgagor(s) released from

NOTICE IS HEREBY GIVEN OF PROPERTY: A tract of attorney fees allowed by law, THE TIME ALLOWED BY 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.

> TO been THE RIGHT VERIFICATION OF THE

at law or otherwise to recover THE ORIGINAL CREDITOR the debt secured by said WITHIN THE that this is registered property; NOT AFFECTED BY THIS

LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES ASSIGNS, MAY BE REDUCED TO FIVE WEEKS A JUDICIAL ORDER **UNDER** ENTERED MINNESOTA STATUTES, SECTION 582.032 **AMONG** DETERMINING, OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED. DATED: December 19, 2023

> Attorneys for Mortgagee Woodbury, MN 55125 (651) 209-3300 File Number: 053694-F1

MORTGAGEE: CMG

that default has occurred in the conditions of the following described mortgage: DATE OF MORTGAGE: April 29, 2022

ORIGINAL AMOUNT OF MORTGAGE: \$99,460.00 MORTGAGOR(S): John P Moeller a single man

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for CMG Mortgage Inc., DBA CMG Financial, its successors and assigns DATE AND PLACE OF

thence due East 149.5 feet to RECORDING: the place of beginning, Stearns 2022, Recorded: May 2, County, Minnesota. Stearns County Recorder AMOUNT Document Number: A1631474 AS OF DATE OF NOTICE: ASSIGNMENTS OF MORTGAGE:

And assigned to: CMG THAT all Mortgage, Inc. Dated: June 16, 2023 Recorded: June 20, 2023, proceeding has been instituted DEBT AND IDENTITY OF Stearns County Recorder

complied with; that no action or Document Number: A1654859 Transaction Agent: Mortgage mortgage, or any part thereof; PROVIDED BY LAW IS

Electronic Registration Systems, Inc. Identification

100072450006099376 Lender/Broker/Mortgage Originator: CMG Mortgage Inc. DBA CMG Financial Residential Mortgage Servicer: AM Cenlar FSB

COUNTY

Stearns

LEGAL

PROPERTY IS LOCATED: Property Address: 1171 16th Ave S, Saint Cloud, MN 56301 Parcel ID Number: 82.43829.0000

DESCRIPTION and disbursements, including

PURSUANT to the power of ACTION. Transaction Agent Mortgage sale contained in said mortgage, Number: 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 PLACE OF SALE: County WHICH Sheriff s office, Enforcement Center, Courthouse Square, St. Cloud, to pay the debt secured by said

\$107,066.94

requirements

mortgage and taxes, if any, on said premises and the costs

PRINCIPAL 14, Township 124, Range If the Mortgage is not reinstated 28, described as follows: under Minn. Stat. §580.30 or 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, feet; thence due West 149.5 Sunday or legal holiday. feet; thence due North 50 feet; Mortgagor(s) released from financial obligation: NONE THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING CLAIMED TO BE DUE COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT pre-foreclosure PURPOSE.

Mortgage, Inc. Wilford, Geske & Cook, P.A. 7616 Currell Boulevard, Suite H-52-6B