

PUBLIC NOTICES

ADVERTISEMENT FOR BIDS

Sealed bids will be received by the General Manager of Sauk Centre, Minnesota, located at the Utility Offices at 101 Main Street S, Sauk Centre, MN 56378 until 2:00 PM on the 6th day of March, 2024, for the construction of the North Substation. At said time and place, bids will be publicly opened and read aloud.

The proposed construction is described in general as follows:

The general nature of the work on which bids will be received consists of construction of a 69 kV rated, substation. The work consists of dirt and rock work, concrete foundations and concrete work, steel, fencing, conduit and ductwork, manholes, ground grid, power and control cables, buswork, control building, and AC and DC wiring. This also includes the installation of Owner-furnished, steel structures, circuit breaker, CVT and 69 kV switch and connecting to power the Owner-furnished power transformer, switchgear, and control panels.

The above work shall be in accordance with the specifications and proposed form of contract now on file in the office of the Utilities in said Sauk Centre, Minnesota, by this reference made a part hereof, as though fully set out and incorporated herein.

The Contractor and all subcontractors shall submit to the Owner a signed statement verifying compliance with each of the criteria described in the State of Minnesota "Responsible Contractor" law as codified in Minnesota Statute section 16C.285. See the Instructions to Bidders for more details.

Contractors desiring a copy of the bidding documents for individual use may obtain them from www.questcdn.com. You may download the digital plan documents for \$22 by inputting the **Quest project #8968588** on the website's Project Search page. Please contact QuestCDN.com at 952-233-1632 or info@questcdn.com for assistance in free membership registration, downloading, and working with this digital project information. An optional paper set of the proposal forms and specifications for individual use may be obtained from the office of the Engineer, DGR Engineering, 1302 South Union, PO Box 511, Rock Rapids, Iowa 51246, telephone 712-472-2531, Fax 712-472-2710, e-mail: dgr@dgr.com, upon payment of \$150, none of which is refundable.

All bids shall be made on proposal forms furnished by the Engineer and shall be accompanied by bid security in the form of a certified check or bid bond, made payable to Sauk Centre Public Utilities, in the amount of ten percent (10%) of the bid, which security become the property of Sauk Centre Public Utilities in the event the successful bidder fails to enter into a contract and post satisfactory performance and payment bonds.

The sealed envelope containing the bid shall be clearly marked "BID ENCLOSED - North Substation" on the outside of the envelope.

Payment to the Contractor will be made on the basis of ninety-five percent (95%) upon certification of work completed; five percent (5%) within thirty-one (31) days after final completion and acceptance.

The construction shall be performed upon a Notice to Proceed issuance. Substantial Completion of the project shall be completed no later than the following dates April 7, 2025, May 20, 2025 and August 15, 2025, as listed in the contract. See the specifications for more details on construction timing requirements.

Sauk Centre Public Utilities reserves the right to defer acceptance of any bid for a period not to exceed thirty (30) days after the date bids are received and no bid may be withdrawn during this period. The Utilities also reserves the right to waive irregularities, reject any or all bids, and enter into such contract as it shall be deemed to be in the best interest of the Utility.

This advertisement is given by order of the Sauk Centre Public Utilities, Sauk Centre, Minnesota.

Dated this 5th day of February, 2024.
SAUK CENTRE PUBLIC UTILITIES
SAUK CENTRE, MINNESOTA
 By */s/ Debbie Boyer*
 General Manager
 H-7-2B

MELROSE TOWNSHIP
NOTICE OF ELECTION AND ANNUAL MEETING

Notice is hereby given to qualified voters that the Annual Township Election and Meeting will be held at the Town Hall, 41248 County Road 13, Melrose MN on Tuesday, March 12, 2024. The election polls will be open from 3 p.m. to 8 p.m. for the purpose of electing:

-One Supervisor, seat 2, for the term of 3 years

The Annual Meeting will begin at 8:15 p.m. after the polls close.

The Board of Canvass will convene following the Annual Meeting to certify the official election results.

In the event of inclement weather, the election and Annual Meeting will be held on Tuesday, March 19, 2024, at the above time and location.

The Town Hall will be open on Saturday, March 9, 2024, from 10:00 a.m. to 12:00 p.m. for absentee voting.

Cecilia Tylutki
 Melrose Township Clerk
 320-256-7173
 PH-7-2B

DOCUMENT 00 11 13
ADVERTISEMENT FOR BIDS
Well No. 8 Construction
Sauk Centre Public Utilities Commission
SEH No. SCPUC 173965

Notice is hereby given that Online Bids will be received by the Sauk Centre Public Utilities Commission until 10:00 a.m., Thursday, February 29, 2024, via QuestCDN for the furnishing of all labor and material for the construction of Well No. 8 Construction.

The bid opening will be conducted via Microsoft Teams, at which time they will be publicly opened and read aloud:
 Well No. 8 Construction Bid Opening
 Thursday, February 29, 2024 at 10:00 a.m.

Please join my meeting from your computer, tablet or smartphone: https://teams.microsoft.com/join/19%3ameeting_ODVlyzYzMDItYTwY-i00OGlyLThmYTAZWM2YzIyNmUxY2Ex%40thread.v2/0?context=%7b%22id%22%3a%22642f4553-88f1-43dc-9a29-90842cd19d4c%22%2c%22oid%22%3a%2248472820-a408-4d5c-b262-d033b1c6fa20%22%7d

Meeting ID: 285 781 691 748
 Passcode: Fj5pss

Or call in (audio only)
 +1 872-242-7640, 574645122# United States, Chicago
 Phone Conference ID: 574 645 122#

Any person monitoring the meeting remotely may be responsible for any documented costs. Message and data rates may apply.

Work includes construction of proposed Well No. 8 to replace existing Well No. 5. Major components of the Work include abandoning and sealing existing Well No. 5, drilling and developing the proposed Well No. 8, and connecting the proposed Well No. 8 to the existing raw water piping in the well house for existing Well No. 5.

The Bidding Documents may be seen at the Issuing Office of SEH located at 2351 Connecticut Avenue, Suite 300, Sartell, MN 56377-2485, 320.229.4300, Kevin Young, PE, 320.229.4306. kbyoung@sehinc.com.

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE: default has occurred in the following TWO MORTGAGES and all conditions in Minn. Stat. §580.02 have been met.

MORTGAGOR: David J. Stadther; MORTGAGEE: First State Bank of Sauk Centre

MORTGAGE ONE, ORIGINAL PRINCIPAL: \$132,000

MORTGAGE ONE, DATE: Oct. 12, 2012

MORTGAGE ONE, RECORDING DATE: Nov. 15, 2012 Doc: A1384058 with the Stearns County Recorder

MORTGAGE ONE, AMOUNT DUE AS OF DATE OF NOTICE: \$127,414.96

MORTGAGE TWO, ORIGINAL PRINCIPAL: \$99,000

MORTGAGE TWO, DATE: Dec. 18, 2019

MORTGAGE TWO, RECORDING DATE: Jan. 17, 2020 Doc: A1561274 with the Stearns County Recorder

MORTGAGE TWO, AMOUNT DUE AS OF DATE OF NOTICE: \$109,872.31

LEGAL DESCRIPTION: The North Half of the Southwest

Quarter (N ½ of SW ¼) and that part of the Southwest Quarter of the Southwest Quarter (SW ¼ of SW ¼), all in Section 26, Township 123, Range 34 lying Northerly of the right of way of Minneapolis, St. Paul & Sault Ste. Marie Railway Company as now located and constructed. Less and except ½ acre described as follows: Beginning at a point on the Northerly boundary of said right of way 646 feet Southeastly from its intersection with the West line of the SW ¼ of SW ¼ of said Section 26; thence Southeastly along said right of way a distance of 16 rods; thence Northeastly and at right angles thereto 5 rods to a stake; thence at right angles and parallel with the centerline of the main track of said Railway Company a distance of 16 rods; thence at right angles in a Southwesterly direction 5 rods to the place of beginning. ALSO EXCEPT: All that part of the following described tract: The W ½ of SW ¼ of Section 26, Township 123, Range 34 lying Northeastly of the said Railway, which lies

The Bidding Documents may be viewed for no cost at <http://www.sehinc.com> by selecting the Project Bid Information link at the bottom of the page and the View Plans option from the menu at the top of the selected project page.

Digital image copies of the Bidding Documents are available at <http://www.sehinc.com> for a fee of \$30. These documents may be downloaded by selecting this project from the "Project Bid Information" link and by entering eBidDocTM Number 8914422 on the SEARCH PROJECTS page. For assistance and free membership registration, contact QuestCDN at 952.233.1632 or info@questcdn.com.

For this project, bids will ONLY be received electronically. Contractors submitting an electronic bid will be charged an additional \$42 at the time of bid submission via the online electronic bid service [QuestCDN.com](http://www.questcdn.com). To access the electronic Bid Worksheet, download the project document and click the online bidding button at the top of the advertisement. Prospective bidders must be on the plan holders list through QuestCDN for bids to be accepted. Bids shall be completed according to the Bidding Requirements prepared by SEH dated January 8, 2024.

In addition to digital plans, paper copies of the Bidding Documents may be obtained from Docunet Corp. located at 2435 Xenium Lane North, Plymouth, MN 55441 (763.475.9600) for a fee of \$75.

Bid security in the amount of 5 percent of the Bid must accompany each Bid in accordance with the Instructions to Bidders.

A Contractor responding to these Bidding Documents must submit to the Owner a signed statement under oath by an owner or officer verifying compliance with each of the minimum criteria in Minnesota Statutes, section 16C.285, subdivision 3.

The Owner reserves the right to reject any and all Bids, to waive irregularities and informalities therein and to award the Contract in the best interests of the Owner.

Glenn Bauer
 Water/Wastewater Supervisor
 Sauk Centre Public Utility Commission

Publish:
 QuestCDN: February 8, 2024
 Sauk Centre Herald: February 15 and 22, 2024
 St. Cloud Times: February 8 and 15, 2024

H-7-2B

Southwesterly of a line run parallel with and distant 75 feet Northeasterly of the following described line: Beginning at a point on the Westerly boundary of said Section 26 distant 1258.1 feet Northerly of the Southwest corner thereof; thence run Southeastly at an angle of 70°28' with said Westerly boundary for a distance of 251.7 feet; thence deflect to the right on an 01°15' curve, delta angle 06°35' for a distance of 526.7 feet; thence on a tangent to said curve for a distance of 800 feet and there terminating, except therefrom the right of way of the existing highway.
 PROPERTY ADDRESS: 39062 State Hwy 55, Belgrade, Stearns County, MN 56312. Property IDs: 07.04021.0000 & 07.04021.0005
 TIME/PLACE OF SALE: Thursday, March 28 at 10AM at the Stearns County Law Enforcement Center, 807 Courthouse Square, St. Cloud, MN 56303
 REDEMPTION PERIOD: Unless the mortgage is reinstated under Minn. Stat. §580.30 or the property is redeemed under Minn. Stat. §580.23, you must vacate the premises by 11:59 p.m. on March 28, 2025. 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 CONTAIN A RESIDENTIAL DWELLING WITH FEWER THAN FIVE UNITS, ARE NOT USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.
 DATED: February 14, 2024
 Sandvig Law PLLC
 By: Aaron Sandvig, attorney for mortgagee
 PO Box 432 Sauk Centre, MN 56378
 320-433-1943
 THIS IS AN ATTEMPT TO COLLECT A DEBT
 H-7-6B

AMENDED SUMMONS
NOTICE

STATE OF MINNESOTA
 COUNTY OF STEARNS
 IN DISTRICT COURT
 SEVENTH JUDICIAL
 DISTRICT
 CIVIL-QUIET TITLE
 ACTION

Court File No:
 73-CV-23-8353

Gary Middendorf and Eileen Middendorf,
 Plaintiffs,

vs.
 Herman Loxtercamp, Katherine Loxtercamp, Peter Sollinger, Hermann L. Loxtercamp also known as Brother Beatus, Henry Theodore Loxtercamp, Mary R.J.Diekman, Henry George Loxtercamp, John B.F. Loxtercamp, Joseph B. Loxtercamp, Lena Loxtercamp, Henry C.A. Loxtercamp, Katie A. Loxtercamp, Peter Theis, Mary Theis, Joseph Billmeier, Ann Billmeier, H.F.Hopfenspirger, Lena M. Hopfenspirger, A.J.Tauer, Catherine Tauer, John Moening, Agnes Moening, Math Servatius, Fred Z. Moening, Zata Moening, John Gerdes, Olive Gerdes, Forrest Schumacher, Carol Schumacher, George Servatius, Annella Servatius, Raymond Waldvogel, Bridget Waldvogel, Peter Sollinger, Anna Sollinger, James Walcher, Anna Peckskamp, August Peckskamp, City of Melrose, Jennie-O Turkey Store, Inc., County of Stearns, Ivan Blenker, Renee Blenker, Dorothy A. Middendorf, John Doe, Mary Roe, and all other persons unknown claiming any right, title, estate, interest or lien in the real property described in the Complaint herein,

Defendants.

THIS SUMMONS IS DIRECTED TO: ABOVE NAMED DEFENDANTS
 1. The Plaintiff has started

a lawsuit and you are named as a defendant. The Plaintiff's Complaint is attached to this summons. You must respond to this lawsuit even though it may not yet be filed with the Court and there may be no court file number on this Summons.

2. YOU MUST REPLY 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 at: 508 Main Street South, Suite 5, Sauk Centre, Minnesota 56378.

3. YOU MUST RESPOND TO EACH CLAIM. The Answer is your written response to the 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 not be given everything asked for in the Complaint, you must say so in your Answer.

4. If you do not Answer within 21 days, you will lose this case. If you do not Answer within 21 days, the Court may decide to award the Plaintiff everything asked for in the Complaint. If you do not want to contest the claims stated in the complaint, you do not need to respond. A default judgment can then be entered against you for the relief requested in the complaint.

5. LEGAL ASSISTANCE. 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.

6. 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 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 TO REAL PROPERTY, legally described as follows: see attached legal description, Stearns County, Minnesota

The object of this action is to quiet title to the real property. No personal claim is made by Plaintiff against the Defendants.
Exhibit A
 That part of the West Half of the Southeast Quarter, Section 35, Township 126 North, Range 33 West, Stearns County, Minnesota, described as follows:
 Beginning at the northwest corner of said West Half of the Southeast Quarter;
 thence South 89 degrees 57 minutes 31 seconds East, assumed bearing, along the north line of said West Half of the Southeast Quarter;
 thence South 89 degrees 57 minutes 31 seconds East, assumed bearing, along the north line of said West Half of the Southeast Quarter, 360.00 feet;
 thence South 00 degrees 32 minutes 19 seconds East. 751 feet more or less to the centerline of the Sauk River;
 thence Southwesterly, Westerly, Southerly, Southeastly and Northwesterly along said centerline of the Sauk River, 1349 feet more or less to the west line of said West Half of the Southeast Quarter;
 thence North 00 degrees 32 minutes 19 seconds West, along said west line. 1509 feet more or less to the Point of Beginning.
Exhibit B
 That part of the West Half of the Southeast Quarter, Section 35, Township 126 North, Range 33

West, Stearns County, Minnesota, described as follows:
 Commencing at the northwest corner of said West Half of the Southeast Quarter;
 Thence South 89 degrees 57 minutes 31 seconds East, assumed bearing, along the north line of said West Half of the Southeast Quarter, 360.00 feet to point of beginning of the land to be described;
 Thence continuing South 89 degrees 57 minutes 31 seconds East, along said north line, 448.41 feet to the west line of the East 510.00 feet of the Northwest Quarter of the Southeast Quarter;
 Thence South 00 degrees 40 minutes 00 seconds East, along said west line of the East 510.00 feet of the Northwest Quarter of the Southeast Quarter, 12.00 feet to the south line of the North 12.00 feet of the Northwest Quarter of the Southeast Quarter;
 Thence North 89 degrees 57 minutes 31 seconds West, along said south line of the North 12.00 feet of the Northwest Quarter of the Southeast Quarter, 8.56 feet;
 Thence South 00 degrees 02 minutes 29 seconds West, 302 feet more or less to the centerline of the Sauk River;
 Thence Westerly and Southwesterly along said centerline of the Sauk River, 636 feet more or less to a line bearing South 00 degrees 32 minutes 19 seconds East from said point of beginning;
 Thence North 00 degrees 32 minutes 19 seconds West along said line, 751 feet more or less to the point of beginning.
 Dated: 12/8/2023
 /s/
 ANN R. MITCHELL,
 Attorney at Law
 Atty. Regis. No. 203543
 Attorney for Plaintiff
 508 Main Street South, Suite 5
 Sauk Centre, MN 56378
 (320) 352-0250
 H-6-30

Full & Part Time Local & Regional Positions
 2, 3, and 4 day schedules or Full Time positions available from our Terminal in St. Cloud, MN.
 Come join our team at Warnert Logistics, we will have 2 FT driving positions available March 1st. We offer Full Time Benefits (Health Insurance, 401k, PTO) Home weekends and some evenings. Late Model trucks and Dry Van trailers, excellent maintenance program and onsite mechanic, percentage based pay program.



Requirements:
 • Class A- Clean Driving Record
 • 2 Years minimum experience

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FINANCING AVAILABLE WITH APPROVED CREDIT

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 19, 2007
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$375,000.00
MORTGAGOR(S): Stephen D Kurilla and Joan L Kurilla, husband and wife as joint tenants
MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Countrywide Bank, FSB, its successors and assigns
DATE AND PLACE OF RECORDING: Recorded: September 25, 2007 Stearns County Recorder Document Number: 1239099 And reformed by: Court Order Recorded: February 10, 2023 Document Number: A1648603
ASSIGNMENTS OF MORTGAGE: And assigned to: Federal National Mortgage Association Dated: March 6, 2018 Recorded: March 9, 2018 Stearns County Recorder Document Number: A1516061 And assigned to: U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF11 MASTER PARTICIPATION TRUST Dated: March 4, 2019 Recorded: March 4, 2019 Stearns County Recorder Document Number: A1539272 And assigned to: DLJ MORTGAGE CAPITAL, INC. Dated: November 28, 2022 Recorded: December 23, 2022 Stearns County Recorder Document Number: A1646559
Transaction Agent: Mortgage Electronic Registration Systems, Inc.
Transaction Agent Mortgage Identification Number: 1001337-0002414559-4

Lender/Broker/Mortgage Originator: Countrywide Bank, FSB
Residential Mortgage Servicer: Select Portfolio Servicing, Inc.
COUNTY IN WHICH PROPERTY IS LOCATED: Stearns
Property Address: 17083 Upper Spunk Lake Rd, Avon, MN 56310-9605
Tax Parcel ID Number: 03.01461.0000
LEGAL DESCRIPTION OF PROPERTY: Lot 10, RETZMANN'S RE -SUBDIVISION, according to the recorded plat thereof, Stearns County, Minnesota, EXCEPT that part of said Lot 10 described as follows:
 Beginning at the southwest corner of said Lot 10, which point is located on the shoreline of Upper Spunk Lake; thence easterly on and along the southerly line of said Lot 10, a distance of 210 feet, more or less, to the westerly right of way line of Upper Spunk Lake Road, said point being the southeast corner of said Lot 10; thence in a northerly direction on and along said westerly right of way line, a distance of 30 feet, more or less, to the centerline of a small Creek flowing into Upper Spunk Lake; thence westerly following the centerline of said Creek, as it now exists, to the point where the same enters into Upper Spunk Lake and which point is 55 feet, more or less, northerly from the point of beginning; thence in a southerly direction following the shoreline of Upper Spunk Lake, a distance of 55 feet, more or less, to the point of beginning.
 And also EXCEPT that part of Lot 10, RETZMANN'S RE -SUBDIVISION, according to the recorded plat thereof, Stearns County, Minnesota,

described as follows:
 Beginning at the northwest corner of said Lot 10, which point is located on the shoreline of Upper Spunk Lake; thence southeasterly along the westerly line of said Lot 10, for a distance of 40 feet; thence northeasterly in a straight line to a point on the north line of said Lot 10, distant of 128.9 feet easterly from the northwest corner of said Lot 10; thence westerly along the northerly line of said Lot 10, a distance of 128.9 feet to the point of beginning.
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$502,407.76
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 27, 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 27, 2024, or the next business day if September 27, 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: February 1, 2024
MORTGAGEE: DLJ Mortgage Capital, Inc.
 Wilford, Geske & Cook, P.A.
 Attorneys for Mortgagee
 7616 Currell Boulevard, Suite 200
 Woodbury, MN 55125
 (651) 209-3300
File Number: 054071-F1 H-6-B

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
MORTGAGEE: 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
MORTGAGEE: 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

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
MORTGAGEE: 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
MORTGAGEE: 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 PUBLIC HEARING ON VACATION OF A UTILITY EASEMENT PURSUANT TO MINNESOTA STATUTES §412.851

Notice is hereby given that a hearing will be held before the City Council on the 21st day of February, 2024, in City Hall located at 320 Oak Street South at 6:30 p.m. or as closely thereafter as practical to consider a proposed vacation of a utility easement on property located at 415 Pendergast Street legally described as:
 A ten-foot-wide utility easement located five feet on each side of the property line common to Lots 1 & 2, Block One, Joseph Anthony according to the recorded plat thereof except the westerly ten feet and the easterly ten feet.
 Public is invited to attend.
 Dated this 7th day of February, 2024,
 /s/ Vicki Willer, City Administrator/Clerk
 Published February 8 & 15, 2024.

H-6-2B

West Union Township Board of Audit Meeting

West Union Township Board of Audit meeting will be held on Monday, February 26, 2024 at 6:30 pm at the fire hall in West Union.
 The regular board meeting will follow immediately after the Board of Audit meeting.
 Sharon Marthaler, Clerk
 West Union Township
 H-7-2B

NOTICE TO QUALIFIED VOTERS OF SAUK CENTRE TOWNSHIP

A public accuracy test will be held on the election equipment used for the PNP Election on Wednesday February 21, 2024 at 8:30pm at Magnifi Financial in Sauk Centre. The PNP Election will be held on Tuesday March 5, 2024. All interested are invited to attend.
 Missy Schirmers, clerk
 H-7-1B

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:
DATE OF MORTGAGE: December 20, 2021
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$239,481.00
MORTGAGOR(S): Aaron Hutte, a married man
MORTGAGEE: 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
MORTGAGEE: 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



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