

**West Union Township
Notice of Annual Meeting and Election of Officers**

Notice is hereby given to the qualified voters of West Union Township, County of Todd, State of Minnesota, that the Election of officers and Annual Township meeting will be held Tuesday, March 12, 2024 at the fire hall in West Union.

The annual meeting will start at 5:00 pm, with the polls opening immediately following the meeting and closing at 8:00 pm.

- Voters will elect the following offices:
- One Supervisor – Three-year term
- One Supervisor – One-year term
- One Clerk – Two-year term

In case of inclement weather, the election will be held on the following Tuesday, March 19th, 2024.

Sharon Marthaler, Clerk
West Union Township
H-9-2B

**Notice to
Ashley Township Residents
Scheduling Change to
Regular Monthly Meeting**

Notice is hereby given that due to conflicts with the Presidential Nomination Primary Election, the March 2024 monthly meeting of the Ashley Township Board of

Supervisors has been changed from Tuesday, March 5th to Wednesday March 6th at 8:30 p.m. at the Sauk Centre Senior Center, 321 4th Street North, Sauk Centre, MN.

Jessica Minette
Township Clerk
H-8-2B

**GETTY TOWNSHIP NOTICE OF ANNUAL MEETING
AND ELECTION OF OFFICERS**

NOTICE IS HEREBY GIVEN, that the Annual Town Meeting and Election of the Town of Getty in the County of Stearns, State of Minnesota, will be held on Tuesday, March 12, 2024, at the Elrosa Fire Hall, 207 State Street, Elrosa, MN.

The Annual Meeting will commence at 4:00 p.m. to conduct all necessary business as prescribed by law.

The election polls will be open from 5:00 p.m. and close at 8:00 p.m.

- The following town officers will be elected:
- One (1) Supervisor for a (3) three-year term and
- One (1) Clerk for a (2) two-year term.

Inclement weather announcement will be on radio stations KASM Albany and KIKV FM Alexandria, and the meeting will be moved to March 19, 2024, one week later, same time and location.

A light lunch will follow the meeting.

Tara Meyer
Clerk of Getty Township
H-9-2B

**Birchdale Township
NOTICE OF ANNUAL TOWNSHIP ELECTION AND
MEETING FOR BIRCHDALE TOWNSHIP**

Notice is hereby given to the qualified voters of Birchdale Township, County of Todd, and State of Minnesota, that the Annual Election of Town Officers and Annual Town Meeting will be held on Tuesday, March 12th, 2024. In case of inclement weather, the meeting and election may be postponed until the third Tuesday in March.

The Election Poll hours will be open from 4 p.m. to 8 p.m. at which time the voters will elect:

- Position C – one supervisor for a term of 3 years
- Position D – one supervisor for a term of 3 years

The Board of Canvass will be held immediately after the election.

The Annual meeting will commence at 8:15 p.m. to conduct all necessary business prescribed by law.

The Annual Election, Annual Meeting and Board of Canvass will be held at the following location: Birchdale Township Hall, Ward Springs, Minnesota.

Jackie Bauer, Birchdale Township Clerk
H-9-2B

**CERTIFICATE OF ASSUMED NAME
Minnesota Statutes
Chapter 333**

ASSUMED NAME: Dragonfly Wisdom Intuitive Healing.
PRINCIPAL PLACE OF BUSINESS: 40 22nd Ave S., Saint Cloud, MN 56301 USA.

NAMEHOLDER(S): Jennifer Ryan Miller, 40 22nd Ave S., Saint Cloud, MN 56301 USA.

By typing my name, I, the undersigned, certify that I am signing this document as the person whose signature is required, or as agent of the person(s) whose signature would be required who has authorized me to sign this document on his/her behalf, or in both capacities. I further certify that I have completed all required fields, and that the information in this document is true and correct and in compliance with the applicable chapter of Minnesota Statutes. I understand that by signing this document I am subject to the penalties of perjury as set forth in Section 609.48 as if I had signed this document under oath.

/s/ Jennifer R. Miller
02/25/2024
H-9-2P

**Notice of Annual Election and Meeting
Ashley Township**

Notice is hereby given to qualified voters that the Annual Township Election and Meeting for Ashley Township will be held at the Sauk Centre Senior Center, 321 4th Street North, Sauk Centre, MN 56378 on Tuesday, March 12, 2024. The election polls will be open from 5 p.m. to 8 p.m. for the following purposes to elect:

- One Supervisor (3 Year Term)

The Annual Town Meeting will commence at 8:15 p.m. after polls close to conduct all necessary business as prescribed by law. The Board of Canvass will convene after the Annual Town Meeting. In case of bad weather, the meetings and election will be postponed until Tuesday, March 19, 2024, same time, and place. The Town Clerk's office at 43250 433rd Avenue will be open for Absentee Balloting on Saturday, March 9th, from 10:00 a.m. to 12:00 noon. Please call 320-266-6069 first.

Jessica Minette
Ashley Township Clerk
H-8-2B

**CERTIFICATE OF ASSUMED NAME
Minnesota Statutes
Chapter 333**

ASSUMED NAME: Tri-State Pump & Control.
PRINCIPAL PLACE OF BUSINESS: 20092 21st Avenue East, Clearwater, MN 55320 USA.

NAMEHOLDER(S): Loess Hills Holdings, Inc., 16786 54th Place North, Plymouth, MN 55446 USA.

By typing my name, I, the undersigned, certify that I am signing this document as the person whose signature is required, or as agent of the person(s) whose signature would be required who has authorized me to sign this document on his/her behalf, or in both capacities. I further certify that I have completed all required fields, and that the information in this document is true and correct and in compliance with the applicable chapter of Minnesota Statutes. I understand that by signing this document I am subject to the penalties of perjury as set forth in Section 609.48 as if I had signed this document under oath.

/s/ Alex W. Johnson
DeWitt LLP
901 Marquette Avenue, Suite 2100
Minneapolis, MN 55402
1/16/2024
H-8-2B

PUBLIC NOTICES

**Notice to
Ashley Township Residents
Board of Audit Meeting**

Notice is hereby given that the annual Board of Audit meeting for Ashley Township, Stearns County will be held on Wednesday, March 6, 2024 at 7:30 p.m. at the at the Sauk Centre Senior Center, 321 4th Street North, Sauk Centre, MN.

Jessica Minette
Ashley Township Clerk
H-8-2B

**NOTICE OF
PRESIDENTIAL
NOMINATION
PRIMARY ELECTION**

NOTICE to the voters of the Raymond Township that a Presidential Nomination Primary Election will be held in the Padua Reception Hall, Padua, MN on March 5, 2024 from 10:00 a.m. – 8:00 p.m. for the purpose of the Presidential Nomination Primary.

Ginny Borgerding
Raymond Township Clerk
H-8-2B

**Notice to
Ashley Township Residents
Board of Audit Meeting**

Notice is hereby given that the annual Board of Audit meeting for Ashley Township, Stearns County will be held on Wednesday, March 6, 2024 at 7:30 p.m. at the at the Sauk Centre Senior Center, 321 4th Street North, Sauk Centre, MN.

Jessica Minette
Ashley Township Clerk
H-8-2B

**Notice of Raymond
Township
Board of Audit Meeting**

Notice is hereby given that the annual Board of Audit meeting for Raymond Township, Stearns County will be held Monday, March 4, 2024 at 7:30 p.m. at the Padua Pub Reception Hall, 33945 Co. Rd. 18, Sauk Centre, MN.

Ginny Borgerding
Raymond Township Clerk
H-8-2B

**Notice of Presidential
Nomination Primary**

To the voters of Ashley Township in Stearns County. Notice is hereby given that the Presidential Nomination Primary will be held at the Sauk Centre Senior Center, 321 4th Street North, Sauk Centre, MN 56378 on Tuesday March, 5th from 7:00 a.m. to 8:00 p.m. for the purpose of nominating the following officers:

One United States President.
The Public Accuracy Test of the electronic-voting machines will take place Monday, March 4th at 6:00 p.m. at the Sauk Centre Senior Center, 321 4th Street North, Sauk Centre, MN 56378.

Jessica Minette
Township Clerk
H-8-2B

**SAUK CENTRE
TOWNSHIP NOTICE OF
ANNUAL MEETING AND
ELECTION OF OFFICERS**

Notice is hereby given to the qualified voters of Sauk Centre Township, County of Stearns, State of Minnesota, that the Annual Meeting and Election of Town Officers will be held on Tuesday, March 12, 2024. In case of inclement weather, the meeting and election will be postponed until March 19, 2024.

The Annual Meeting will commence at 2:00pm to conduct all necessary business as prescribed by law.

The Election poll hours will be open from 3:00pm until 8:00pm; at which time voters will elect one supervisor. The Annual Meeting and Election will be held at the Magnifi location in Sauk Centre.

Missy Schirmers, clerk
H-8-2B

**REPRESENTATIVES AND
NOTICE TO CREDITORS**

It is Ordered and Notice is given that on April 5, 2024, at 8:45 a.m., a hearing will be held in this Court at 725 Courthouse Square, St. Cloud, MN, 56303 on a petition for the adjudication of intestacy and determination of decedent's heirs, and for the appointment of Linda K. Bromenshenkel, whose address is 1029 Tower View Drive, Sauk Centre, MN 56378, and Duane E. Rousslange, whose address is 1044

Getty Street South, Sauk Centre, MN 56378, as co-personal representatives of the Decedent's estate in an unsupervised

administration.

Any objections to the petition must be raised at the hearing or filed with the Court prior to the hearing. If the petition is proper and no objections are filed or raised, the co-personal representatives will be appointed with the full power to administer the Decedent's estate, including the power to collect all assets; to pay all legal debts, claims, taxes, and expenses; to sell real and personal property; and to do all necessary acts for the Decedent's estate.

Notice is further given that, subject to Minn. Stat. § 524.3-801, all creditors having claims against the Decedent's estate are required to present

the claims to the co-personal representatives or to the Court within four (4) months after the date of this notice or the claims will be barred.

BY THE COURT

Dated: 02/21/24

/s/ Andrew Pearson
Judge of District Court

This hearing will be held administratively and your appearance will not be required. Attorney Nicholas T. Adams, #0401142

Pemberton Law,
203 22nd Avenue West
Alexandria, MN 56308

(320) 759-3143 (p)
n.adams@pemplaw.com (e)

Our File No: 2023-6070.444/
cw

**PROBATE NOTICE
STATE OF MINNESOTA
COUNTY OF STEARNS
DISTRICT COURT
SEVENTH JUDICIAL
DISTRICT**

Court File No: 73-PR-24-1244

In Re: Estate of
Lawrence Joseph Rousslange
a/k/a Lawrence J. Rousslange
a/k/a Lawrence Rousslange,
Decedent.

**NOTICE OF AND ORDER
FOR HEARING ON
PETITION FOR FORMAL
ADJUDICATION OF
INTESTACY, DETERMINATION
OF HEIRS,
FORMAL APPOINTMENT
OF CO-PERSONAL REP-**

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-6-6B

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-6-6B

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

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE: November 1, 2005

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$133,000.00

MORTGAGOR(S): Zach L Janssen, a single man and Roberta D Davis, a single woman

MORTGAGEE: JPMorgan Chase Bank, N.A.

DATE AND PLACE OF RECORDING:

Recorded: November 8, 2005
 Stearns County Recorder
 Document Number: 1175111

LOAN MODIFICATION:

Dated: March 14, 2015

Recorded: April 9, 2015
 Document Number: 1440755

ASSIGNMENTS OF MORTGAGE:

And assigned to: Lakeview Loan Servicing, LLC

Dated: January 18, 2019

Recorded: January 25, 2019
 Stearns County Recorder

Document Number: 1537367

Transaction Agent: Not Applicable

Transaction Agent Mortgage Identification Number: Not Applicable

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE: August 14, 2015

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$145,816.00

MORTGAGOR(S): Ryan W Oldakowski, a single person

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Stearns Lending, LLC, its successors and assigns

DATE AND PLACE OF RECORDING:

Recorded: September 15, 2015
 Stearns County Recorder

Document Number: A1452069

LOAN MODIFICATION:

Dated: June 18, 2021

Recorded: August 3, 2021
 Document Number: A1610062

ASSIGNMENTS OF MORTGAGE:

And assigned to: PennyMac Loan Services, LLC

Dated: July 16, 2018

Recorded: July 25, 2018
 Stearns County Recorder

Document Number: A1525407

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number: 100183300003916898

Lender/Broker/Mortgage Originator: Stearns Lending, LLC

Residential Mortgage Servicer: PennyMac Loan Services, LLC

COUNTY IN WHICH PROPERTY IS LOCATED: Stearns

Property Address: 38444 County Road 1, Sartell, MN 56377-9727

Tax Parcel ID Number: 04.01761.0000

LEGAL DESCRIPTION OF

NOTICE OF MORTGAGE FORECLOSURE SALE

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

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 October 16, 2024, or the next business day if October 16, 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 22, 2024

MORTGAGEE: Lakeview Loan Servicing, LLC

Wilford, Geske & Cook, P.A.
 Attorneys for Mortgagee
 7616 Currell Boulevard, Suite 200
 Woodbury, MN 55125
 (651) 209-3300
 File Number: 054052-F1 H-9-6B

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 October 16, 2024, or the next business day if October 16, 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 20, 2024

MORTGAGEE: PennyMac Loan Services, LLC

Wilford, Geske & Cook, P.A.
 Attorneys for Mortgagee
 7616 Currell Boulevard, Suite 200
 Woodbury, MN 55125
 (651) 209-3300
 File Number: 052558-F2 H-9-6B

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 October 16, 2024, or the next business day if October 16, 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 20, 2024

MORTGAGEE: PennyMac Loan Services, LLC

Wilford, Geske & Cook, P.A.
 Attorneys for Mortgagee
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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.

PUBLIC NOTICES**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 (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 Southwesterly of a line run

parallel with and distant 75 feet Northeastly 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

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

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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