NOTICES

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

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 Meet-

ing 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 lo-

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

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

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

/s/ Jennifer R. Miller 02/25/2024

signed this document under oath. 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 BUSINÉSS: 20092 21st Avenue

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 This hearing will be held 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 554020 1/16/2024 H-8-2B

PIBLIC 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 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, Annual Meeting and Election

Jessica Minette Ashley Township Clerk H-8-2B

Township **Board of Audit Meeting**

Notice of Raymond

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

cation in Sauk Centre. Missy Schirmers, clerk H-8-2B

PROBATE NOTICE STATE OF MINNESOTA COUNTY OF STEARNS DISTRICT COURT SEVENTH JUDICIAL DISTRICT Court File No: 73-PR-24-1244

Notice of Presidential

Nomination Primary

Township in Stearns County.

Notice is hereby given that the

Presidential Nomination Pri-

mary 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

The Public Accuracy Test

One United States President.

of the electronic-voting ma-

chines will take place Monday,

March 4th at 6:00 p.m. at the

Sauk Centre Senior Center,

321 4th Street North, Sauk

Jessica Minette

Township Clerk H-8-2B

following officers:

Centre, MN 56378.

To the voters of Ashley

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 FOR-**MAL ADJUDICATION** OF INTESTACY, DETER-MINATION OF HEIRS, FORMAL APPOINTMENT

OF CO-PERSONAL REP-

RESENTATIVES AND NOTICE TO CREDITORS

SAUK CENTRE

TOWNSHIP NOTICE OF

ANNUAL MEETING AND

ELECTION OF OFFICERS

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 elec-

tion will be postponed until

commence at 2:00pm to con-

duct all necessary business as

The Election poll hours will be open from 3:00pm until

8:00pm; at which time voters

will elect one supervisor. The

will be held at the Magnifi lo-

The Annual Meeting will

March 19, 2024.

prescribed by law.

Notice is hereby given to

It is Ordered and No-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, claims, taxes, and expenses; to 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 Dece-

administration.

Any objections to the petition must be raised at the heargiven that on ing 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 appointwith the full power to administer the Decedent's estate, including the power to collect all assets; to pay all legal debts, 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 dent's estate in an unsupervised 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 East, Clearwater, MN 55320 USA will be barred. BY THE COURT

Dated: 02/21/24

/s/ Andrew Pearson Judge of District Court 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@pemlaw.com (e) Our File No: 2023-6070.444/

H-9-2P

Page 8 | THURSDAY, FEBRUARY 29, 2024 | SAUK CENTRE HERALD

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN Beginning at the northwest NOTICE IS HEREBY GIVEN And assigned to: DITECH according to the plat and survey THIS COMMUNICATION IS that default has occurred in the conditions of the following described mortgage: MORTGAGE: September 19, 2007 PRINCIPAL

OŘIGINAL AMOUNT OF MORTGAGE: MORTGAGOR(S): Stephen D Kurilla and Joan L Kurilla, husband and wife as joint

MORTGAGEE: Mortgage Registration Electronic Systems, Inc., as mortgagee, as nominee for Countrywide Bank, FSB, its successors and

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

And assigned to: Federal National Mortgage Association Dated: March 6, 2018 Recorded: March 9. Stearns County Recorder

MORTGAGE:

Document Number: A1516061 And assigned to: U.S. BANK TRUST, N.A., AS TRUSTEE LSF11 PARTICIPATION TRUST Dated: March 4, 2019 Recorded: March 4, Stearns County Recorder Document Number: A1539272

assigned

MORTGAGE CAPITAL, INC. Dated: November 28, 2022 Recorded: December 23, 2022 Stearns County Recorder Document Number: A1646559 Transaction Agent: Mortgage Registration

Identification Number: 1001337-0002414559-4 Lender/Broker/Mortgage Originator: Countrywide Bank, Residential Mortgage Servicer:

Transaction Agent Mortgage

Select Portfolio Servicing, Inc. WHICH COUNTY IN PROPERTY IS LOCATED: Property Address: 17083 Upper Spunk Lake Rd, Avon, MN 56310-9605

Parcel ID Number: 03.01461.0000 DESCRIPTION PROPERTY:

RETZMANN`S -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 REDUCED TO FIVE WEEKS 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:

NOTICE TO RESIDENTS

OF SAUK CENTRE

TOWNSHIP

meeting of the Sauk Centre

Township Board will be held

on Tuesday March 12, 2024 at

By order of the Town Board,

Missy Schirmers, clerk

H-9-1B

8:30pm at Magnifi Financial.

The monthly regular board

corner of said Lot 10, which that default has occurred in FINANCIAL LLC point is located on the shoreline the conditions of the following of Upper Spunk Lake; thence described mortgage: southeasterly along westerly line of said Lot 10, 15, 2006 for a distance of 40 feet; thence ORIGINAL northeasterly in a straight line AMOUNT OF MORTGAGE: to a point on the north line of said Lot 10, distant of 128.9 MORTGAGOR(S): Cathleen feet easterly from the northwest corner of said Lot 10; thence MORTGAGEE: westerly along the northerly Electronic line of said Lot 10, a distance of 128.9 feet to the point of CLAIMED TO BE DUE AS OF DATE OF NOTICE:

\$130,400.00

National

RECORDING:

ASSIGNMENTS

COUNTRYWIDE

Dated: May 1, 2012

assigned

County Recorder

RESIDENTIAL

DATE OF

ORIGINAL

\$133,000.00

MORTGAGEE:

RECORDING:

Chase Bank, N.A.

Stearns County Recorder

LOAN MODIFICATION:

Dated: March 14, 2015

Recorded: April 9, 2015

ASSIGNMENTS

Loan Servicing, LLC

Dated: January 18, 2019

Stearns County Recorder

Document Number: 1537

100183300003916898

COUNTY

Stearns

Property

56377-9727

Lender/Broker/Mortgage

Originator: Stearns Lending,

Residential Mortgage Servicer:

IN PROPERTY IS LOCATED:

Address:

County Road 1, Sartell, MN

PennyMac Loan Services, LLC

Identification Number: Not

Agent:

MORTGAGE:

Transaction

Applicable

Applicable

Document Number: 1175111

Document Number: 1440755

woman

November 1, 2005

SOLUTIONS, INC

And

MORTGAGE:

successors and assigns

pre-foreclosure have been complied with; that no action or proceeding has been instituted at law or otherwise to recover Recorded: August 21, 2012 the debt secured by said mortgage, or any part thereof; that this is registered property; PURSUANT to the power of And assigned to: BANK OF sale contained in said mortgage, AMERICAN.A., SUCCESSOR the above-described property BY MERGER TO BAC HOME

DATE AND TIME OF SALE: March 27, 2024 at 10:00 AM PLACE OF SALE: County Sheriff's office, Enforcement Center, Courthouse Square, St. Cloud, Minnesota to pay the debt secured by said mortgage and taxes, if any, on

said county as follows:

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 If the Mortgage is not reinstated under Minn. Stat. §580.30 or

said premises and the costs

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 Mortgagor(s) released from financial obligation: NONE

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING COLLECT A DEBT. INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. VERIFICATION OF THE

DEBT AND IDENTITY OF THE ORIGINAL CREDITOR THE TIME PROVIDED BY LAW NOT AFFECTED BY THIS ACTION THE TIME ALLOWED BY MORTGAGOR'S PERSONAL REPRESENTATIVES

OR ASSIGNS. MAY BE

IF A JUDICIAL ORDER **ENTERED UNDER** MINNESOTA STATUTES, SECTION DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, NOT PROPERTY ARE 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 to Raymond **Township Residents** Scheduling Change of Regular Monthly Meeting

Notice is hereby given that due to conflicts with the Presidential Nomination Primary Election, the March Monthly of the Raymond Township has been changed from Tuesday, March 5, 2024 to Monday March 4, 2024, at 8:00 p.m. at the Padua Pub Reception Hall, 33945 Co. Rd. 18, Sauk Centre, MN.

Ginny Borgerding Raymond Township Clerk H-8-2B

Raymond Township Notice of Annual Meeting and **Election of Officers**

Notice is hereby given to qualified voters that the Annual Township Election and Meeting for Raymond Township will be held at the Padua Pub Reception Hall, 33945 Co. Rd. 18, Sauk Centre, MN 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) One Clerk (2 Year Term) The Annual Town Meeting

will commence at 8:05 p.m. after polls close to conduct necessary business as prescribed by law.

Tax Parcel ID Number: Minnesota Ginny Borgerding 04.01761.0000 Raymond Township Clerk H-9-2B LEGAL DESCRIPTION OF mortgage and taxes, if any, on

NOTICE OF MORTGAGE FORECLOSURE SALE

PUBLIC NOTICES

the DATE OF MORTGAGE: June **PRINCIPAL** Ann Luebke, a single person Mortgage Systems, Inc., as mortgagee, as nominee for Bremer Bank, Association, DATE AND PLACE Recorded: June 21, Stearns County Recorder Document Number: 1197892 LOAN MODIFICATION: Dated: December 29, 2008 Document Number: A1377065 will be sold by the Sheriff of LOANS SERVICING, LP FKA HOME LOANS SERVICING LP Recorded: May 3, 2012 Stearns Document Number: A1368440 And assigned to: OCWEN LOAN SERVICING, LLC Dated: August 14, 2012 Recorded: August 24, 2012 Stearns County Recorder Document Number: A1377499 Dated: September 3, 2015 Recorded: September 10, 2015 Stearns County Recorder

Dated: July 25, 2016 Recorded: July 26, 2016 Stearns County Recorder Document Number: A1473562 to: LOAN SERVICING, LLC Dated: November 30, 2017 Recorded: December 1, 2017 requirements Stearns County Recorder Registration Document Number: A1510093 And assigned to: US BANK ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY TRUSTEE FOR VRMTG ASSET TRUST Dated: May 3, 2022 Recorded: May 16, 2022 Stearns County Recorder Document Number: A1632585 Electronic Registration Systems, Inc. Number: Identification 1000739-8140640890-7 Originator: Bremer National Association Mortgage Servicing WHICH PROPERTY IS LOCATED: Stearns Property Address: 5851 Sandy Drive, St Cloud, MN 56303 Parcel ID Number: 82.44839.0208 Northwest Quarter, Section Sunday or legal holiday. 8, Township 124, Range 28, Mortgagor(s) released Document Number: A1451819 Stearns County, Minnesota, financial obligation: NONE

thereof on file and of record FROM A DEBT COLLECTOR in the Office of the County ATTEMPTING Recorder, in and for Stearns COLLECT A DEBT. County, Minnesota. AMOUNT DUE CLAIMED TO BE DUE PURPOSE AS OF DATE OF NOTICE: \$132,742.39 THAT all have been complied with; that no action or proceeding has been instituted PROVIDED BY at law or otherwise to recover NOT AFFECTED BY THIS NATIONAL the debt secured by said mortgage, or any part thereof; that this is registered property; SOLELYASOWNER PURSUANT to the power of BY THE MORTGAGOR, THE sale contained in said mortgage, MORTGAGOR'S PERSONAI 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 Transaction Agent: Mortgage PLACE OF SALE: County Sheriff s office. Enforcement Center, Transaction Agent Mortgage Courthouse Square, St. Cloud, 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 Financial, LLC d/b/a Shellpoint six (6) months from the date of ABANDONED. 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 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,

INFORMATION OBTAINED WILL BE USED FOR THAT VERIFICATION OF pre-foreclosure DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN TIME ACTION. THE TIME ALLOWED BY OR ASSIGNS. REDUCED TO FIVE WEEKS IF A JUDICIAL ENTERED MINNESOTA DETERMINING. OTHER THINGS, THAT THE MORTGAGED ARE IMPROVED WITH A RESIDENTIAL DWELLING ARE USED IN AGRICULTURAL 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 Woodbury, MN 55125

(651) 209-3300 File Number: 054204-F1

NOTICE OF MORTGAGE FORECLOSURE SALE NOTICE IS HEREBY Lender/Broker/Mortgage Enforcement Center,

occurred in the conditions of the Bank, N.A. following described mortgage: Nationstar Mortgage LLC COUNTY IN WH MORTGAGE: PRINCIPAL PROPERTY IS LOCATED: AMOUNT OF MORTGAGE: Stearns Property Address: 510 9th St N, MORTGAGOR(S): Zach L Albany, MN 56307 Parcel ID Janssen, a single man and Roberta D Davis, a single 40.25336.0144 LEGAL DESCRIPTION OF PROPERTY: Lot One (1), Block Five (5) of Stonebrooke, DATE AND PLACE OF Stearns County, Minnesota AMOUNT Recorded: November 8, 2005 AS OF DATE OF NOTICE: \$130,883.79 THAT requirements have complied with; that no action or Sunday or legal holiday. proceeding has been instituted Mortgagor(s) released at law or otherwise to recover financial obligation: NONE And assigned to: Lakeview that this is registered property; PURSUANT to the power of COLLECT A DEBT. Recorded: January 25, 2019 he sold by the Sheriff of Not said county as follows: April 16, 2024 at 10:00 AM Transaction Agent Mortgage

office,

GIVEN that default has Originator: JPMorgan Chase Courthouse Square, St. Cloud, NOT AFFECTED BY Minnesota Residential Mortgage Servicer: to pay the debt secured by said mortgage and taxes, if any, on LAW WHICH said premises and the costs BY THE MORTGAGOR, THE and disbursements, including MORTGAGOR'S PERSONAI attorney fees allowed by law, REPRESENTATIVES subject to redemption within OR six (6) months from the date of REDUCED TO FIVE WEEKS said sale by the mortgagor(s), IF their personal representatives or IS assigns. If the Mortgage is not reinstated SECTION under Minn. Stat. §580.30 or DETERMINING, the property is not redeemed OTHER THINGS, THAT THE under Minn. Stat. §580.23, MORTGAGED CLAIMED TO BE DUE the Mortgagor must vacate the ARE IMPROVED WITH property on or before 11:59 p.m. on October 16, 2024, or OF LESS THAN FIVE UNITS pre-foreclosure the next business day if October ARE been 16, 2024 falls on a Saturday, from the debt secured by said THIS COMMUNICATION IS mortgage, or any part thereof; FROM A DEBT COLLECTOR ATTEMPTING sale contained in said mortgage, INFORMATION OBTAINED the above-described property WILL BE USED FOR THAT THE RIGHT DATE AND TIME OF SALE: VERIFICATION OF THE DEBT AND IDENTITY OF PLACE OF SALE: County THE ORIGINAL CREDITOR

807 PROVIDED BY LAW IS ACTION FOR REDEMPTION ASSIGNS, JUDICIAL ENTERED RESIDENTIAL DWELLING PROPERTY NOT 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 (651) 209-3300 File Number: 054052-F1 H-9-6B

MORTGAGOR'S

UNDER

582.032.

AMONG

STATUTES,

NOTICE OF MORTGAGE FORECLOSURE SALE

been

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

PLACE OF SALE: County

to pay the debt secured by said

office,

April 16, 2024 at 10:00 AM

Enforcement Center, Courthouse Square, St. Cloud,

said county as follows:

WHICH DATE AND TIME OF SALE:

38444 Sheriff's

WITHIN

or assigns.

NOTICE IS HEREBY PROPERTY: That part of said premises and the costs that default has Government Lot 3 situated and disbursements, including Township attorney fees allowed by law, occurred in the conditions of the in Section 33, following described mortgage: DATE OF MORTGAGE: 126 North, Range 28 West, MORTGAGE: described follows: as August 14, 2015 Commencing at the point of PRINCIPAL intersection of the North line of ORIGINAL AMOUNT OF MORTGAGE: said Government Lot 3 within \$145.816.00 the centerline of State Aid Road MORTGAGOR(S): Ryan W No. 1, Stearns County; thence Oldakowski, a single person East on the North line of said MORTGAGEE: Government Lot 3 a distance of Mortgage Electronic Registration 856.8 feet; thence South at right Systems, Inc., as mortgagee, as angles 785 feet for the point of nominee for Stearns Lending, beginning; thence continuing LLC, its successors and assigns DATE AND PLACE OF South on the last described course 115 feet; thence West RECORDING: at right angles 585.8 feet to Recorded: September 15, 2015 said center line of State Aid Stearns County Recorder No. 1; thence Northwesterly on Document Number: A1452069 said center line to a line drawn LOAN MODIFICATION: through the point of beginning, said line being parallel to the North line of Government Lot Dated: June 18, 2021 Recorded: August 3, 2021 Document Number: A1610062 3; thence East on said parallel **ASSIGNMENTS** line to the point of beginning, Stearns County, Minnesota MORTGAGE: And assigned to: PennyMac AMOUNT DUE CLAIMED TO BE DUE Loan Services, LLC Dated: July 16, 2018 AS OF DATE OF NOTICE: Recorded: July 25, 2018 Stearns \$144,381.56 County Recorder THAT all pre-foreclosure Document Number: A1525407 requirements have Transaction Agent: Mortgage complied with; that no action or Electronic Registration proceeding has been instituted Systems, Inc. at law or otherwise to recover Transaction Agent Mortgage the debt secured by said Identification Number: mortgage, or any part thereof;

Sheriff's

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 Mortgagor(s) released from financial obligation: NONE THIS COMMUNICATION FROM **COLLECTOR ATTEMPTING** TO COLLECT A DEBT. ANY INFORMATION OBTAINED PURPOSE. RIGHT

subject to redemption within

six (6) months from the date of

said sale by the mortgagor(s),

their personal representatives

If the Mortgage is not

reinstated under Minn. Stat.

§580.30 or the property is not

WILL BE USED FOR THAT 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 THE MORTGAGOR, THE R S O N A L REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS A JUDICIAL ORDER ENTERED MINNESOTA **SECTION** 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: 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

NEWS/PUBLIC NOTICES

SAUK CENTRE HERALD | THURSDAY, FEBRUARY 29, 2024 | Page 9

NOTICES NOTICE OF MORTGAGE FORECLOSURE SALE

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

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

ONE. MORTGAGE 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 AMOUNT DUE AS OF DATE OF NOTICE: \$127,414.96 **MORTGAGE** ORIGINAL PRINCIPAL:

\$99,000 MORTGAGE DATE: Dec. 18, 2019 MORTGAGE

2020 Doc: A1561274 with the Stearns County Recorder

MORTGAGE 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 ¹/₄ of SW ¹/₄), 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 Southeasterly from its intersection with the West line of the SW ¼ of SW ¼ of said Section 26; thence Southeasterly along said right of way a distance of 16 rods; thence Northeasterly 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 Range 34 lying Northeasterly of the said Railway, which lies 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 Southeasterly 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 & TWO, 07.04021.0005

TIME/PLACE OF SALE: TWO, Thursday, March 28 at 10AM RECORDING DATE: Jan. 17, at the Stearns County Law Enforcement Center, 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 MORTGAGOR, THE THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS **ENTERED** UNDER **MINNESOTA** STATUTES. **SECTION** DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES CONTAIN A RESIDENTIAL DWELLING WITH FEWER THANFIVE UNITS, ARE NOT USED IN AGRICULTURAL PRODUCTION, AND ARE

ABANDONED. DATED: February 14, 2024 Sandvig Law PLLC By: Aaron Sandvig, attorney

PO Box 432 Sauk Centre, MN 320-433-1943

Section 26, Township 123, THIS IS AN ATTEMPT TO COLLECT A DEBT

for mortgagee

NOTICE OF MORTGAGE FORECLOSURE SALE

that default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE: December 20, 2021 PRINCIPAL ORIGINAL AMOUNT OF MORTGAGE: \$239,481.00 MORTGAGOR(S):

Hutte, a married man

MORTGAGEE: Mortgage Registration Electronic nominee for Rocket Mortgage, or assigns. LLC, its successors and assigns DATE AND PLACE OF

RECORDING: Recorded: December 21, 2021, Stearns County Recorder Document Number: A1622267 ASSIGNMENTS 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 DETERMINING, 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

requirements have 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

pre-foreclosure

NOTICE IS HEREBY GIVEN 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 Aaron attorney fees allowed by law, subject to redemption within six (6) months from the date of said sale by the mortgagor(s), Systems, Inc., as mortgagee, as their personal representatives

LLC, FKA Quicken Loans, 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

FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

THE **RIGHT** 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 A JUDICIAL ORDER IS **ENTERED** UNDER MINNESOTA STATUTES, SECTION 582.032 **AMONG** OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS,

USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED. DATED: January 17, 2024

NOT

PROPERTY

ARE

MORTGAGEE: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC Wilford, Geske & Cook, P.A.

Attorneys for Mortgagee 7616 Currell Boulevard, Suite

> Woodbury, MN 55125 (651) 209-3300 File Number: 054095-F1

H-4-6B