PUBLIC NOTICES

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE: default has Quarter (N ½ of SW ¼) and that Southwesterly of a line run Minn. Stat. §580.23, you must MORTGAGES TWO all conditions in Minn. Stat. §580.02 have been met.

MORTGAGOR: David J. State Bank of Sauk Centre

MORTGAGE ORIGINAL \$132,000

MORTGAGE ONE, DATE: Oct. 12, 2012

MORTGAGE RECORDING DATE: Nov. 15, Stearns County Recorder

ONE. MORTGAGE OF NOTICE: \$127,414.96

MORTGAGE ORIGINAL \$99,000

MORTGAGE DATE: Dec. 18, 2019

MORTGAGE 2020 Doc: A1561274 with the to the place of beginning. Stearns County Recorder

MORTGAGE AMOUNT DUE AS OF DATE tract: The W ½ of SW ¼ of OF NOTICE: \$109,872.31

The North Half of the Southwest of the said Railway, which lies the property is redeemed under

AMOUNT DUE AS OF DATE of way a distance of 16 rods; way of the existing highway. thence Northeasterly and at PRINCIPAL: stake; thence at right angles and TWO, the main track of said Railway 07.04021.0005 Company a distance of 16

TWO, of the following described MN 56303

occurred in the following part of the Southwest Quarter parallel with and distant 75 feet vacate the premises by 11:59 and of the Southwest Quarter (SW Northeasterly of the following p.m. on March 28, 2025. THE ¹/₄ of SW ¹/₄), all in Section 26, described line: Beginning at a Township 123, Range 34 lying point on the Westerly boundary FOR Northerly of the right of way of of said Section 26 distant 1258.1 Stadther; MORTGAGEE: First Minneapolis, St. Paul & Sault feet Northerly of the Southwest Ste. Marie Railway Company corner thereof; thence run REPRESENTATIVES ONE, as now located and constructed. Southeasterly at an angle of OR ASSIGNS, PRINCIPAL: Less and except ½ acre 70°28' with said Westerly described as follows: Beginning boundary for a distance of IF at a point on the Northerly 251.7 feet; thence deflect to the IS boundary of said right of way right on an 01°15' curve, delta MINNESOTA ONE, 646 feet Southeasterly from angle 06°35' for a distance of its intersection with the West 526.7 feet; thence on a tangent DETERMINING, 2012 Doc: A1384058 with the line of the SW ¼ of SW ¼ to said curve for a distance of OTHER THINGS, THAT THE of said Section 26; thence 800 feet and there terminating, MORTGAGED Southeasterly along said right except therefrom the right of CONTAIN A RESIDENTIAL of way a distance of 16 rods; way of the existing highway. DWELLING WITH FEWER

TWO, right angles thereto 5 rods to a 39062 State Hwy 55, Belgrade, Stearns County, MN 56312. parallel with the centerline of Property IDs: 07.04021.0000 &

TIME/PLACE OF SALE: TWO, rods; thence at right angles in a Thursday, March 28 at 10AM RECORDING DATE: Jan. 17, Southwesterly direction 5 rods at the Stearns County Law Enforcement Center, 807 ALSO EXCEPT: All that part Courthouse Square, St. Cloud,

REDEMPTION PERIOD: THIS IS AN ATTEMPT TO Section 26, Township 123, Unless the mortgage is reinstated COLLECT A DEBT LEGAL DESCRIPTION: Range 34 lying Northeasterly under Minn. Stat. §580.30 or

TIME ALLOWED BY LAW REDEMPTION BY MORTGAGOR, THE THE MORTGAGOR'S PERSONAL MAY BE REDUCED TO FIVE WEEKS A JUDICIAL ORDER ENTERED UNDER STATUTES. SECTION 582.032 AMONG PREMISES PROPERTY ADDRESS: 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

H-7-6B

Notice of Hearing on Petition to Vacate a Portion of Ambling Trail Birchdale Township, Todd County, Minnesota

Notice is hereby given, the Town Board of Birchdale Township, Todd County, Minnesota will conduct a public hearing on March 26, 2024 at 8:00 p.m. at the Birchdale Town Hall located at 11343 Almond Drive, Grey Eagle, MN 56336 for the purpose of considering and acting upon a petition calling for the vacation of a portion of Ambling Trail.

All persons interested in this matter are encouraged to attend the hearing.

The owners of the tracts over which Ambling Trail passes are:

Michael L. Bushard, as Trustee of the Michael L. Bushard 2007 Revocable Trust Agreement

27779 Ambling Trail, Grey Eagle, MN 56336

Jeanne L. Bushard, as Trustee of the Jeanne L. Bushard 2007 Revocable Trust Agreement

27779 Ambling Trail, Grey Eagle, MN 56336

Michael Karasch and Cynthia Karasch 28079 Co 2, Grey Eagle, MN 56336

Arnold E. Berscheid and Clara A. Berscheid 27711 State 28, Grey Eagle, MN 56336

Date: February 27, 2024

Jackie Bauer, Birchdale Town Clerk H-10-1B

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN Originator: Fremont Investment said sale by the mortgagor(s), ARE that default has occurred in & Loan the conditions of the following Residential Mortgage Servicer: assigns. described mortgage:

DATE OF September 1, 2006 PRINCIPAL Stearns ORIGINAL AMOUNT OF MORTGAGE: Property

\$322,400.00 MORTGAGOR(S): Scott H.

Stroeing and Adris A. Brown, Tax Parcel Husband and Wife, as Joint 82.50705.0189 Tenants

MORTGAGEE: Electronic Systems, Inc., as mortgagee, County, Minnesota as nominee for Fremont AMOUNT Investment & Loan,

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

PHH Mortgage Corporation MORTGAGE: COUNTY IN PROPERTY IS LOCATED: the property is not redeemed Address: Tranquility Drive, Saint Cloud, MN 56301 ID Number: LEGAL DESCRIPTION OF Mortgage PROPERTY: Lot 10, Block Mortgagor(s) released

> DUE TO BE DUE ATTEMPTING its CLAIMED AS OF DATE OF NOTICE: \$315,986.60

THAT all been PURPOSE. have requirements complied with; that no action or THE mortgage, or any part thereof; WITHIN that this is registered property; PROVID

their personal representatives or

If the Mortgage is not reinstated WHICH under Minn. Stat. §580.30 or under Minn. Stat. §580.23, 2725 the Mortgagor must vacate the property on or before 11:59 p.m. Loan Trust 2006-D, Mortgageon September 5, 2024, or the next business day if September 5, 2024 falls on a Saturday, Sunday or legal holiday. from Registration 3, Serenity Plat Two, Stearns financial obligation: NONE

THIS COMMUNICATION IS AND FROM A DEBT COLLECTOR TO COLLECT A DEBT. ANY INFORMATION OBTAINED pre-foreclosure WILL BE USED FOR THAT

RIGHT TO proceeding has been instituted VERIFICATION OF THE at law or otherwise to recover DEBT AND IDENTITY OF the debt secured by said THE ORIGINAL CREDITOR to April 23, 2024 at 10:00 AM THE PROVIDED BY LAW IS PURSUANT to the power of NOT AFFECTED BY THIS Center, 807 Courthouse Square, MORTGAGE:sale contained in said mortgage, ACTION.St. Cloud, MinnAnd assigned to: HSBC Bankthe above-described propertyTHE TIME ALLOWED BYCounty and State. USA, National Association, will be sold by the Sheriff of LAW FOR REDEMPTION BY THE MORTGAGOR. THE Loan Trust 2006-D, Mortgage- DATE AND TIME OF SALE: MORTGAGOR'S PERSONAL REPRESENTATIVES PLACE OF SALE: County OR ASSIGNS, MAY BE Law REDUCED TO FIVE WEEKS 807 IF A JUDICIAL ORDER ENTERED UNDER **MINNESOTA** STATUTES, 582,032 AMONG said premises and the costs OTHER THINGS, THAT THE PREMISES Number: attorney fees allowed by law, ARE IMPROVED WITH A subject to redemption within RESIDENTIAL DWELLING Lender/Broker/Mortgage six (6) months from the date of OF LESS THAN FIVE UNITS,

NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

DATED: January 11, 2024 MORTGAGEE: HSBC Bank USA, National Association, as Trustee for Fremont Home 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 NOTICE OF

POSTPONEMENT **OF MORTGAGE** FORECLOSURE SALE

The above referenced sale scheduled for March 5, 2024 at 10:00 AM has been postponed TIME in the Stearns County Sheriff's Law Enforcement office, St. Cloud, Minnesota in said

as Trustee for Fremont Home said county as follows: Backed Certificates, Series March 5, 2024 at 10:00 AM 2006-D Dated: January 31, 2012

Recorded: February 13, 2012 Enforcement Center, Stearns County Recorder Document Number: A1361934 Transaction Agent: Mortgage to pay the debt secured by said SECTION Electronic Systems, Inc. Transaction Agent Mortgage and disbursements, including MORTGAGED Identification 1001944-3000271736-4

Sheriff s office, Courthouse Square, St. Cloud, IS Minnesota Registration mortgage and taxes, if any, on DETERMINING,

DATED: March 4, 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-10-1B

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY COUNTY occurred in the conditions of the Stearns following described mortgage: OF MORTGAGE: DATE August 14, 2015 ORIGINAL AMOUNT OF MORTGAGE: 04.01761.0000 \$145,816.00 Oldakowski, a single person MORTGAGEE:

Electronic Systems, Inc., as mortgagee, as described 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:

Loan Services, LLC

Dated: July 16, 2018

County Recorder

Document Number: A1525407 Electronic Systems, Inc.

Transaction Agent Mortgage AMOUNT Identification 100183300003916898

Lender/Broker/Mortgage \$144,381.56 Originator: Stearns Lending, THAT LLC

PennyMac Loan Services, LLC proceeding has been instituted WILL BE USED FOR THAT

WHICH at law or otherwise to recover PURPOSE. IN GIVEN that default has PROPERTY IS LOCATED: the debt secured by said THE Property County Road 1, Sartell, MN PURSUANT to the power of THE ORIGINAL CREDITOR 56377-9727 sale contained in said mortgage, WITHIN THE TIME PRINCIPAL Tax Parcel ID Number: the above-described property PROVIDED BY LAW IS LEGAL DESCRIPTION OF said county as follows: MORTGAGOR(S): Ryan W PROPERTY: That part of DATE AND TIME OF SALE: Government Lot 3 situated April 16, 2024 at 10:00 AM Mortgage in Section 33, Township PLACE OF SALE: County LAW FOR REDEMPTION Registration 126 North, Range 28 West, Sheriff's as nominee for Stearns Lending, Commencing at the point of Courthouse Square, St. Cloud, REPRESENTATIVES LLC, its successors and assigns intersection of the North line of Minnesota said Government Lot 3 within to pay the debt secured by said REDUCED TO FIVE WEEKS course 115 feet; thence West or assigns. at right angles 585.8 feet to If the Mortgage is not reinstated OF LESS THAN FIVE UNITS, said line being parallel to the property on or before 11:59 North line of Government Lot p.m. on October 16, 2024, or Transaction Agent: Mortgage 3; thence East on said parallel the next business day if October Registration line to the point of beginning, 16, 2024 falls on a Saturday, Stearns County, Minnesota DUE Number: CLAIMED TO BE DUE financial obligation: NONE AS OF DATE OF NOTICE: THIS COMMUNICATION IS

all requirements have Residential Mortgage Servicer: complied with; that no action or INFORMATION OBTAINED

mortgage, or any part thereof; VERIFICATION OF THE Address: 38444 that this is registered property; sale contained in said mortgage, WITHIN will be sold by the Sheriff of office,

follows: Enforcement Center,

the centerline of State Aid Road mortgage and taxes, if any, on IF A JUDICIAL ORDER No. 1, Stearns County; thence said premises and the costs IS East on the North line of said and disbursements, including Government Lot 3 a distance of attorney fees allowed by law, SECTION 856.8 feet; thence South at right subject to redemption within DETERMINING, angles 785 feet for the point of six (6) months from the date of OTHER THINGS, THAT THE beginning; thence continuing said sale by the mortgagor(s), MORTGAGED South on the last described their personal representatives

And assigned to: PennyMac said center line of State Aid under Minn. Stat. §580.30 or ARE No. 1; thence Northwesterly on the property is not redeemed USED IN AGRICULTURAL said center line to a line drawn under Minn. Stat. §580.23, PRODUCTION, AND ARE Recorded: July 25, 2018 Stearns through the point of beginning, the Mortgagor must vacate the Sunday or legal holiday. AND Mortgagor(s) released from FROM A DEBT COLLECTOR pre-foreclosure ATTEMPTING been COLLECT A DEBT. ANY

RIGHT TO DEBT AND IDENTITY OF NOT AFFECTED BY THIS ACTION.

THE TIME ALLOWED BY Law BY THE MORTGAGOR, THE 807 MORTGAGOR'S PERSONAL OR ASSIGNS, MAY BE ENTERED UNDER MINNESOTA STATUTES, 582.032 AMONG PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING NOT PROPERTY ABANDONED. DATED: February 20, 2024

MORTGAGÉE: 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

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

Notice is hereby given to the qualified voters of West Union GIVEN Township, County of Todd, State of Minnesota, that the Election occurred in the conditions of the Bank, N.A of officers and Annual Township meeting will be held Tuesday, following described mortgage: March 12, 2024 at the fire hall in West Union.

The annual meeting will start at 5:00 pm, with the polls November 1, 2005 opening immediately following the meeting and closing at 8:00 ORIGINAL 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 woman following Tuesday, March 19th, 2024.

Sharon Marthaler, Clerk Chase Bank, N.A. West Union Township DATE AND H-9-2B RECORDING:

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, Document Number: 1440755 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 And assigned to: Lakeview 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 Transaction Agent Mortgage KASM Albany and KIKV FM Alexandria, and the meeting will Identification Number: be moved to March 19, 2024, one week later, same time and lo- Applicable cation.

A light lunch will follow the meeting.

Tara Meyer Clerk of Getty Township

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

Notice is hereby given to the qualified voters of Birchdale In Re: Estate of Township, County of Todd, and State of Minnesota, that the Annual Election of Town Officers and Annual Town Meeting will be a/k/a Lawrence J. Rousslange held on Tuesday, March 12th, 2024. In case of inclement weath- a/k/a Lawrence Rousslange, er, 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 Canvas will be held at the following location: Birchdale Township Hall, Ward Springs, Minnesota.

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

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 20th day of March, 2024, in City Hall located By typing my name, I, t at 320 Oak Street South at 6:30 p.m. or as closely thereafter as signing this document as the person whose signature is required, practical to consider a proposed vacation of a utility easement on property located at 433 and 437 Pendergast Street legally described as:

All utility easements located on Lot 4, Block One Joseph Anthony except the westerly ten feet and the northerly five feet, and

DATE OF MORTGAGE:

PRINCIPAL AMOUNT OF MORTGAGE: \$133,000.00 MORTGAGOR(S): Zach L Janssen, a single man and Roberta D Davis, a single

MORTGAGEE:

PLACE OF Recorded: November 8, 2005 Stearns County Recorder

Document Number: 1175111 LOAN MODIFICATION: Dated: March 14, 2015 Recorded: April 9, 2015 ASSIGNMENTS OF

MORTGAGE:

Loan Servicing, LLC Dated: January 18, 2019 Recorded: January 25, 2019 Stearns County Recorder Document Number: 1537367 Agent: Transaction Not Applicable

Not

PROBATE NOTICE

Court File No: 73-PR-24-1244

Lawrence Joseph Rousslange

NOTICE OF AND ORDER

FOR HEARING ON

PETITION FOR FOR-

MAL ADJUDICATION

OF INTESTACY, DETER-

MINATION OF HEIRS,

FORMAL APPOINTMENT

OF CO-PERSONAL REP-

Decedent.

Linda

Κ.

lange, whose address is 1044

Getty Street South, Sauk Cen-

tre, MN 56378, as co-personal

representatives of the Dece-

COUNTY OF STEARNS

H-9-2B STATE OF MINNESOTA

DISTRICT

DISTRICT COURT

SEVENTH JUDICIAL

NOTICE IS HEREBY Lender/Broker/Mortgage Enforcement Center, that default has Originator: JPMorgan Chase Courthouse Square, St. Cloud, NOT AFFECTED BY THIS

> Residential Mortgage Servicer: Nationstar Mortgage LLC WHICH IN

> Property Address: 510 9th St N,

Number: Tax 40.25336.0144

Stearns County, Minnesota AND AMOUNT DUE

\$130,883.79 THAT all requirements have been complied with; that no action or Sunday or legal holiday. proceeding has been instituted at Mortgagor(s) released law or otherwise to recover the financial obligation: NONE

registered property; PURSUANT to the power of COLLECT A DEBT.

the above-described property WILL BE will be sold by the Sheriff of PURPOSE. said county as follows: DATE AND TIME OF SALE: VERIFICATION OF

April 16, 2024 at 10:00 AM Sheriff's office, Law

Minnesota

to pay the debt secured by said mortgage and taxes, if any, on LAW attorney fees allowed by law, subject to redemption within

said sale by the mortgagor(s), IF their personal representatives or assigns.

TO ANY

WILL BE USED FOR THAT RIGHT TO THE DEBT AND IDENTITY OF

THE TIME

> 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

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

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.,

By typing my name, I, the undersigned, certify that I am

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 MORTGAGE FORECLOSURE SALE

PLACE OF SALE: County THE ORIGINAL CREDITOR WITHIN

Any objections to the peti-

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 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 whose address is 1029 Tower sell real and personal property; View Drive, Sauk Centre, MN 56378, and Duane E. Rouss-

that, subject to Minn. Stat. § 524.3-801, all creditors having claims against the Decedent's dent's estate in an unsuper- estate are required to present cw

FOR REDEMPTION said premises and the costs BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES ASSIGNS, MAY BE

REDUCED TO FIVE WEEKS

THE TIME ALLOWED BY

807 PROVIDED BY LAW IS

ACTION.

A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES 582.032 DETERMINING, AMONC OTHER THINGS, THAT THE PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS. 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

tion must be raised at the hear-

on a petition for the adjudication of intestacy and determination of Decedent's heirs, and for the appointment of Bromenshenkel,

> and to do all necessary acts for the Decedent's estate. Notice is further given

Pemberton Law,

given that on

RESENTATIVES AND vised administration. NOTICE TO CREDITORS 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

PROPERTY IS LOCATED: and disbursements, including

six (6) months from the date of

under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, MORTGAGED DUE the Mortgagor must vacate the property on or before 11:59 p.m. on October 16, 2024, or the next business day if October ARE

16, 2024 falls on a Saturday, from

debt secured by said mortgage, THIS COMMUNICATION IS or any part thereof; that this is FROM A DEBT COLLECTOR ATTEMPTING

sale contained in said mortgage, INFORMATION OBTAINED

THE

PUBLIC NOTICES NOTICE OF MORTGAGE FORECLOSURE SALE

JPMorgan PROPERTY: Lot One (1), If the Mortgage is not reinstated SECTION Block Five (5) of Stonebrooke, BE CLAIMED TO AS OF DATE OF NOTICE: pre-foreclosure

COUNTY Stearns

Albany, MN 56307 Tax Parcel ID

LEGAL DESCRIPTION OF

All utility easements located on Lot 5, Block One, Joseph Antho- conditions of the following ny except the westerly ten feet and the northerly 174.5 feet and described mortgage: the northeasterly ten feet.

Public is invited to attend.

and

Dated this 1st day of March, 2024,

/S/ Vicki Willer, City Administrator/Clerk Published March 7 & 14, 2024.

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

Notice of Raymond Township **Reorganization Meeting**

Notice is hereby given that the Reorganization meeting for Raymond Township, Stearns County will be held Tuesday, 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.

> Ginny Borgerding Raymond Township Clerk H-9-2B

March 19, 2024 at 8:00 p.m. at the Padua Pub Back Room, 33945 Co. Rd. 18, Sauk Centre, MN.

Ginny Borgerding Raymond Township Clerk Publish – March 7 & 14, 2024 H-10-2B

that default has occurred in the

MORTGAGE: DATE OF September 19, 2007 **O**RIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$375.000.00

MORTGAGOR(S): Stephen H-10-2B 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 AND PLACE OF

DAŤE **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

NOTICE IS HEREBY GIVEN Document Number: A1516061 Spunk Lake and which point is or assigns. And assigned to: U.S. BANK TRUST, N.A., AS TRUSTEE LSF11 MASTER FOR PARTICIPATION TRUST Dated: March 4, 2019 Recorded: March 4, 2019 Stearns County Recorder Document Number: A1539272 assigned And 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

DESCRIPTION LEGAL PROPERTY: OF Lot RETZMANN^S 10. 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 the same enters into Upper their personal representatives

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 according -SUBDIVISION, 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

pre-foreclosure THAT all requirements have been complied with; that no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof; that this is registered property; PURSUANT to the power of sale contained in said mortgage, the above-described property will be sold by the Sheriff of said county as follows: DATE AND TIME OF SALE: March 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 centerline of said Creek, as it six (6) months from the date of now exists, to the point where said sale by the mortgagor(s),

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

RIGHT THE 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 IF 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 200Woodbury, MN 55125 (651) 209-3300 File Number: 054071-F1 H-6-6B