

**PUBLIC NOTICE****NOTICE OF MORTGAGE FORECLOSURE SALE**

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

MORTGAGOR: David J. Stadther; MORTGAGEE: First State Bank of Sauk Centre  
MORTGAGE ONE, ORIGINAL PRINCIPAL: \$132,000  
MORTGAGE ONE, DATE: Oct. 12, 2012  
MORTGAGE ONE, RECORDING DATE: Nov. 15, 2012 Doc: A1384058 with the Stearns County Recorder  
MORTGAGE ONE, AMOUNT DUE AS OF DATE OF NOTICE: \$127,414.96  
MORTGAGE TWO, ORIGINAL PRINCIPAL: \$99,000  
MORTGAGE TWO, DATE: Dec. 18, 2019  
MORTGAGE TWO, RECORDING DATE: Jan. 17, 2020 Doc: A1561274 with the Stearns County Recorder  
MORTGAGE TWO, AMOUNT DUE AS OF DATE OF NOTICE: \$109,872.31  
LEGAL DESCRIPTION: The North Half of the Southwest

Quarter (N ½ of SW ¼) and that part of the Southwest Quarter of the Southwest Quarter (SW ¼ of SW ¼), all in Section 26, Township 123, Range 34 lying Northerly of the right of way of Minneapolis, St. Paul & Sault Ste. Marie Railway Company as now located and constructed. Less and except ½ acre described as follows: Beginning at a point on the Northerly boundary of said right of way 646 feet 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 Section 26, Township 123, 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 & 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 REPRESENTATIVE S 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

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 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

**NOTICE OF MORTGAGE FORECLOSURE SALE**

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

DATE OF MORTGAGE: September 1, 2006

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$322,400.00

MORTGAGOR(S): Scott H. Stroeing and Adris A. Brown, Husband and Wife, as Joint Tenants

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Fremont Investment & Loan, its successors and assigns

DATE AND PLACE OF RECORDING: Recorded: October 20, 2006

Stearns County Recorder Document Number: 1209606

LOAN MODIFICATION: Dated: March 2, 2011

Recorded: April 4, 2011 Document Number: A1340565

ASSIGNMENTS OF MORTGAGE:

And assigned to: HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2006-D, Mortgage-Backed Certificates, Series 2006-D

Dated: January 31, 2012

Recorded: February 13, 2012

Stearns County Recorder Document Number: A1361934

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number: 1001944-3000271736-4

Lender/Broker/Mortgage

Originator: Fremont Investment & Loan

Residential Mortgage Servicer: PHH Mortgage Corporation

COUNTY IN WHICH PROPERTY IS LOCATED: Stearns

Property Address: 2725 Tranquility Drive, Saint Cloud, MN 56301

Tax Parcel ID Number: 82.50705.0189

LEGAL DESCRIPTION OF PROPERTY: Lot 10, Block 3, Serenity Plat Two, Stearns County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$315,986.60

THAT all pre-foreclosure requirements have been complied with; that no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof; that this is registered property;

PURSUANT to the power of sale contained in said mortgage, the above-described property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE: March 5, 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

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 5, 2024, or the next business day if September 5, 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 REPRESENTATIVE S OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS,

ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

DATED: January 11, 2024

MORTGAGEE: HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2006-D, Mortgage-Backed Certificates, Series 2006-D

Wilford, Geske & Cook, P.A. Attorneys for Mortgagee 7616 Currell Boulevard, Suite 200 Woodbury, MN 55125 (651) 209-3300 File Number: 051622-F3

H-10-1B

**NOTICE OF MORTGAGE FORECLOSURE SALE**

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

DATE OF MORTGAGE: 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 PROPERTY: That part of Government Lot 3 situated in Section 33, Township 126 North, Range 28 West, described as follows:

Commencing at the point of intersection of the North line of said Government Lot 3 within the centerline of State Aid Road No. 1, Stearns County; thence East on the North line of said Government Lot 3 a distance of 856.8 feet; thence South at right angles 785 feet for the point of beginning; thence continuing South on the last described course 115 feet; thence West at right angles 585.8 feet to said center line of State Aid No. 1; thence Northwesterly on said center line to a line drawn through the point of beginning, said line being parallel to the North line of Government Lot 3; thence East on said parallel line to the point of beginning, Stearns County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$144,381.56

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: April 16, 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 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 REPRESENTATIVE S 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



**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

**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

**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 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 at 320 Oak Street South at 6:30 p.m. or as closely thereafter as practical to consider a proposed vacation of a utility easement on property located at 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

and

All utility easements located on Lot 5, Block One, Joseph Anthony except the westerly ten feet and the northerly 174.5 feet and the northeasterly ten feet.

Public is invited to attend.

Dated this 1st day of March, 2024,

/S/ Vicki Willer, City Administrator/Clerk

Published March 7 & 14, 2024.

H-10-2B

**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.

Ginny Borgerding  
Raymond Township Clerk  
H-9-2B

**Notice of Raymond Township Reorganization Meeting**

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

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

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

**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 REPRESENTATIVES AND**

**NOTICE OF MORTGAGE FORECLOSURE SALE**

Lender/Broker/Mortgage Originator: JPMorgan Chase Bank, N.A.  
Residential Mortgage Servicer: Nationstar Mortgage LLC  
COUNTY IN WHICH PROPERTY IS LOCATED: Stearns  
Property Address: 510 9th St N, Albany, MN 56307  
Tax Parcel ID Number: 40.25336.0144  
LEGAL DESCRIPTION OF PROPERTY: Lot One (1), Block Five (5) of Stonebrooke, Stearns County, Minnesota  
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$130,883.79  
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: April 16, 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 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

**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 unsuper-

vised 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@pmlaw.com (e)  
Our File No: 2023-6070.444/  
cw  
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., 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 MORTGAGE FORECLOSURE SALE**

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.  
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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