

**PUBLIC NOTICES**

**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 17, 2001  
 ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$196,200.00  
 MORTGAGOR(S): Charles Gibbons, A Single Man and Kari Larsen, A Single Woman  
 MORTGAGEE: Ameriquet Mortgage Company  
 DATE AND PLACE OF RECORDING:

Recorded: September 18, 2001  
 Stearns County Recorder  
 Document Number: 981194  
 ASSIGNMENTS OF MORTGAGE:  
 And assigned to: Deutsche Bank National Trust Company, as Trustee for, Ameriquet Mortgage Securities Inc. Asset-Backed Pass-Through Certificates, Series 2001-2, under the Pooling and Servicing Agreement dated September 1, 2001

Dated: January 20, 2009  
 Recorded: February 19, 2009  
 Stearns County Recorder  
 Document Number: 1278856  
 And assigned to: U.S. Bank, National Association, as Trustee for Ameriquet Mortgage Securities Inc., Floating Rate Mortgage Pass-Through Certificates, Series 2001-2

Dated: August 30, 2011  
 Recorded: September 13, 2011  
 Stearns County Recorder  
 Document Number: A1350450  
 And corrected by: Corrective Assignment of Mortgage  
 Recorded: February 28, 2020  
 Document Number: A1563829

And assigned to: U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee for Ameriquet Mortgage Securities Inc., Floating Rate Mortgage Pass-Through Certificates, Series 2001-2

Dated: July 7, 2023  
 Recorded: July 17, 2023  
 Stearns County Recorder  
 Document Number: A1656533  
 Transaction Agent: Not Applicable  
 Transaction Agent Mortgage Identification Number: Not Applicable

Lender/Broker/Mortgage Originator: Ameriquet Mortgage Company  
 Residential Mortgage Servicer: PHH Mortgage Corporation  
 COUNTY IN WHICH PROPERTY IS LOCATED: Stearns

Property Address: 5819 Michael Court, Saint Cloud, MN 56303  
 Tax Parcel ID Number: 82.44876.0112

LEGAL DESCRIPTION OF PROPERTY: Lot 4, Block 2, Buettner's Ridgewood Estates 3rd, Stearns County, Minnesota  
 AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$163,484.76  
 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; 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: May 07, 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 November 07, 2024, or the next business day if November 07, 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: March 13, 2024  
 MORTGAGEE: U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee for Ameriquet Mortgage Securities Inc., Floating Rate Mortgage Pass-Through Certificates, Series 2001-2

Wilford, Geske & Cook, P.A. Attorneys for Mortgagee  
 7616 Currell Boulevard, Suite 200  
 Woodbury, MN 55125  
 (651) 209-3300  
 File Number: 052970-F2  
 H-12-6B

**PUBLIC NOTICES**

**SUMMONS**

STATE OF MINNESOTA COUNTY OF STEARN'S DISTRICT COURT SEVENTH JUDICIAL DISTRICT

Case Type: Contract  
 Court File No. 73-CV-24-1397

**SUMMONS**

Old Republic National Title Insurance Company,

Plaintiff,

vs.

Thomas E. Vogel,

Defendants.

**TO: THE ABOVE-NAMED DEFENDANTS:**

THIS SUMMONS IS DIRECTED TO THE ABOVE NAMED DEFENDANTS:

**1. YOU ARE BEING SUED.** The Plaintiff has started a lawsuit against you. The Plaintiff's Complaint against

you is attached to this summons. Do not throw these papers away. They are official papers that affect your rights. You must respond to this lawsuit even though it may not yet be filed with the Court and there may be no court file number on this summons.

**2. YOU MUST REPLY WITHIN 21 DAYS TO PROTECT YOUR RIGHTS.** You must give or mail to the person who signed this summons a written response called an Answer within 21 days of the date on which you received this Summons. You must send a copy of your Answer to the person who signed this summons located at: 7616 Currell Blvd., Suite 200, Woodbury, Minnesota 55125.

**3. YOU MUST RESPOND TO EACH CLAIM.** The Answer is your written response to the Plaintiff's Complaint. In your Answer you must state whether you agree or disagree with each para-

graph of the Complaint. If you believe the Plaintiff should not be given everything asked for in the Complaint, you must say so in your Answer.

**4. YOU WILL LOSE YOUR CASE IF YOU DO NOT SEND A WRITTEN RESPONSE TO THE COMPLAINT TO THE PERSON WHO SIGNED THIS SUMMONS.** If you do not Answer within 21 days, you will lose this case. You will not get to tell your side of the story, and the Court may decide against you and award the Plaintiff everything asked for in the complaint.

If you do not want to contest the claims stated in the complaint, you do not need to respond. A default judgment can then be entered against you for the relief requested in the complaint.

**5. LEGAL ASSISTANCE.** You may wish to get legal help from a lawyer. If you do not have a lawyer, the Court

Administrator may have information about places where you can get legal assistance. **Even if you cannot get legal help, you must still provide a written Answer to protect your rights or you may lose the case.**

**6. ALTERNATIVE DISPUTE RESOLUTION.** The parties may agree to or be ordered to participate in an alternative dispute resolution process under Rule 114 of the Minnesota General Rules of Practice. You must still send your written response to the Complaint even if you expect to use alternative means of resolving this dispute.

WILFORD, GEKSE & COOK, P.A.  
 Dated: November 14, 2023  
 By: /s/ Michael R. Sauer  
 Michael R. Sauer, #0387005  
 Orin J. Kipp, #0390438  
 Attorneys for Plaintiff  
 7616 Currell Blvd., Suite 200  
 Woodbury, Minnesota 55125  
 (651) 209-3300  
 H-15-3B

**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 REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE

ABANDONED.

DATED: February 20, 2024  
 MORTGAGEE: PennyMac Loan Services, LLC  
 Wilford, Geske & Cook, P.A. Attorneys for Mortgagee  
 7616 Currell Boulevard, Suite 200  
 Woodbury, MN 55125  
 (651) 209-3300  
 File Number: 052558-F2

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for April 16, 2024 at 10:00 AM has been postponed to June 18, 2024 at 10:00 AM in the Stearns County Sheriff's office, Law Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota in said County and State.

DATED: March 26, 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-15-1B

**MELROSE TOWNSHIP Important Information Regarding Property Assessments This may affect your 2025 taxes**

The Board of Appeal and Equalization for Melrose Township will meet on April 18, 2024, at 3:00 pm, at the Melrose Township Hall. The purpose of this meeting is to determine whether property in the jurisdiction has been properly valued and classified by the assessor.

If you believe the value or classification of your property is incorrect, please contact your assessor's office to discuss your concerns. If you disagree with the valuation and classification after discussing it with your assessor, you may appear before the local board of appeal and equalization. The board will review your assessments and may make corrections as needed. Generally, you must appeal to the local board before appealing to the county board of appeal and equalization.

Cecilia Tylutki, Melrose Township Clerk  
 HP-14-2B

**BIRCHDALE TOWNSHIP NOTICE**

**TOWN CLERK.** Birchdale Township, Todd County (pop. 960) is accepting applications for the position of part-time Clerk. Approximately 20-30 hours per month plus attendance at Township meetings. Position reports to Township Board. Minimum qualifications: high school diploma or equivalent, plus five years office experience, or equivalent combination of training and experience required. Experience in local government preferred; but not required. Salary DOQ and as per the Township's Compensation Policy. To apply, please submit a cover letter and resume to: Jackie Bauer, Birchdale Township Clerk (320) 248-1841, 426 West Main Street, Melrose, MN 56352 or by email at: jackiebauer@arvig.net. Applications must be returned no later than April 25, 2024.

H-15-1B