RIGHT AND THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW THIS ACTION.

NOTICE IS HEREBY Stearns County GIVEN, that default has This is Abstract Property. occurred in the conditions of the following described mortgage: Mortgagor: Mark Joseph Bauer, a married man

Mortgagee: Registration COUNTY Systems, Inc., as mortgagee, as nominee for Quicken Loans Inc., its successors and assigns Dated: April 9, 2019 Recorded: May 3, 2019

Stearns County Document No. A1542799 LLC, FKA Quicken Loans, \$160,949.79 LLC Dated: May 16, 2022

County Document No. A1632805 Electronic Registration Systems, Inc. Identification Number: 100039034256779630

Recorded: May 18, 2022

Stearns

Lender or Broker: Quicken Loans Inc. Residential Mortgage Servicer: Rocket Mortgage, LLC Mortgage Originator: Quicken

Loans Inc.

NOTICE OF MORTGAGE FORECLOSURE SALE **TO** LEGAL DESCRIPTION OF whole or in part; VERIFICATION OF THE PROPERTY: Land situated in PURSUANT to the power of MINNESOTA **IDENTITY** the County of Stearns in the sale contained in said mortgage, State of MN Lot Thirteen (13) of Block Eight will be sold by the Sheriff of (8) in Centennial Addition to the said county as follows: **IS NOT AFFECTED BY** city of St. Cloud, Minnesota, DATE AND TIME OF SALE: according to the plat thereof on August 6, 2024, 10:00 AM

> TAX PARCEL 82.45074.0000 ADDRESS OF PROPERTY: 1012 Borgert Ave N Mortgage Saint Cloud, MN 56303

WHICH ΙN PROPERTY IS LOCATED: Stearns ORIGINAL AMOUNT OF MORTGAGE: \$152,000.00 Recorder AMOUNT DUE

CLAIMED Assigned To: Rocket Mortgage, AS OF DATE OF NOTICE: must vacate the property if That prior to the commencement under of this mortgage foreclosure section 580.30 or the property proceeding Recorder Assignee complied Transaction Agent: Mortgage requirements as required MORTGAGOR(S) by statute; that no action or RELEASED proceeding has been instituted FINANCIAL Transaction Agent Mortgage at law to recover the debt then ON MORTGAGE: NONE remaining secured by such THE TIME ALLOWED BY **OBTAINED WILL BE USED** mortgage, or any part thereof, LAW FOR REDEMPTION **FOR THAT PURPOSE**. or, if the action or proceeding BY THE MORTGAGOR, THE 6/6, 6/13, 6/20, 6/27, 7/4, 7/11

the above described property

file and of record in the office of PLACE OF SALE: Law the register of deeds in and for Enforcement Center, Courthouse Square, St. Cloud, NO.: to pay the debt then secured by said Mortgage, and taxes, if any, on said premises, and the costs and disbursements, including attorneys' fees allowed by law subject to redemption within 6 Months from the date of said

sale by the mortgagor(s), their

PRINCIPAL personal representatives or assigns. DATE VACATE AND PROPERTY: The date on or TO BE DUE before which the mortgagor the mortgage is not reinstated Minnesota Statutes Mortgagee/ redeemed under Minnesota Mortgagee Statutes section 580.23 is with all notice February 6, 2025 at 11:59 p.m. OBLIGATION has been instituted, that the MORTGAGOR'S PERSONAL

ENTERED UNDER **STATUTES** SECTION 582.032 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: June 3, 2024 Rocket Mortgage, LLC f/k/a

Quicken Loans, LLC f/k/a Quicken Loans Inc., Assignee of Mortgagee By: HALLIDAY, WATKINS & MANN, P.C.

Quicken Loans, LLC f/k/a Quicken Loans Inc., Assignee of Mortgagee

Mendota Heights, MN 55120 801-355-2886 651-228-1753 (fax) THIS COMMUNICATION

COLLECTOR FROM ATTEMPTING COLLECT DEBT. **INFORMATION** ANY

H-23-6B

Attorneys for: Rocket Mortgage, LLC f/k/a

1333 Northland Drive, Suite 205

FROM DEBT

MN11432

or that an execution upon the OR ASSIGNS, MAY BE judgment rendered therein has REDUCED TO FIVE WEEKS been returned unsatisfied, in IF A JUDICIAL ORDER

same has been discontinued, REPRESENTATIVES

PUBLIC NOTICES

SUMMONS NOTICE STATE OF MINNESOTA COUNTY OF STEARNS DISTRICT COURT SEVENTH JUDICIAL DISTRICT FAMILY COURT DIVISION CASE TYPE: CUSTODY FILE NO. 73-FA-24-2268

SUMMONS

In re: the Custody of A.S. and Daniel A. Spoden,

Anna Helen Hoeschen

TO THE ABOVE-NAMED

RESPONDENT: You are hereby summoned or belief. and required to serve upon

you, exclusive of the date of violation. service. If you fail to do so, judgment by default will be Dated: 03/08/2024 taken against you for the relief demanded in the complaint. **Acknowledgment**:

1. I am not serving or filing this document for any improper purpose, such as to harass or to cause unnecessary delay or

needless increase in the cost of litigation.

2. The claims, defenses, and other legal contentions therein are warranted by existing law or by a non-frivolous argument for the extension, modification,

or reversal of existing law or the establishment of new law. 3. The allegations and other factual contentions have evidentiary support or, if specifically so identified, are likely to have evidentiary support after a reasonable Petitioner, opportunity for further

investigation or discovery. 4. The denials of factual Respondents. contentions are warranted on the evidence or, if specifically so identified, are reasonably based on a lack of information

5. The court may impose the Petitioner's attorney an an appropriate sanction upon Answer to the Complaint which the attorneys, law firms, or is herewith served upon you parties that violate the above within twenty (20) days after stated representations to the service of this Summons upon court or are responsible for the

TOEPFER AT LAW, PLLC

/s/ Anthony E. Toepfer Anthony E. Toepfer, #0394858 58 South 10 Avenue Waite Park, Minnesota 56303 (320) 497-4416 Tony@ATonyATLaw.com H-23-2B

PUBLIC NOTICE OF ABANDONED VEHICLE (Official Publication) NOTICE OF SALE

The personal property as follows, to-wit: 2002 Crestlin- 168B.051 is deemed to waive er Boat VIN# NOR82695J102 any right to reclaim the vehicle received from insurance auction. Copart 200 county Road sale of vehicle. 159, Avon, County of Stearns.

lienholder has the right to reclaim the vehicle under section 168B.051.

Failure to claim the described vehicle under section and consents to the disposal or 735 12th St S

The registered owner or Sauk Centre, MN 56378

H-22-3B

has described as follows: Beginning corner thereof; thence run FOR

NOTICE: default

State Bank of Sauk Centre

MORTGAGE, ORIGINAL PRINCIPAL: \$99,000

MORTGAGE

Stearns County Recorder MORTGAGE, AMOUNT

DUE AS OF DATE OF to the place of beginning. NOTICE: \$111,743.63

Quarter (N ½ of SW ¼) and that Section 26, Township 123, Courthouse Square, St. Cloud, part of the Southwest Quarter Range 34 lying Northeasterly MN 56303 of the Southwest Quarter (SW of the said Railway, which lies ¼ of SW ¼), all in Section 26, Southwesterly of a line run Unless the mortgage is reinstated Township 123, Range 34 lying parallel with and distant 75 feet under Minn. Stat. §580.30 or Northerly of the right of way of Northeasterly of the following the property is redeemed under Minneapolis, St. Paul & Sault described line: Beginning at a Minn. Stat. §580.23, you must Ste. Marie Railway Company point on the Westerly boundary vacate the premises by 11:59 as now located and constructed. of said Section 26 distant 1258.1 p.m. on July 18, 2025. THE Less and except ½ acre feet Northerly of the Southwest TIME ALLOWED BY LAW

NOTICE OF MORTGAGE FORECLOSURE SALE occurred in the following at a point on the Northerly Southeasterly at an angle of THE mortgage and all conditions in boundary of said right of way 70°28' with said Westerly MORTGAGOR'S PERSONAL Minn. Stat. §580.02 have been 646 feet Southeasterly from boundary for a distance of REPRESENTATIVES its intersection with the West 251.7 feet; thence deflect to the OR ASSIGNS, MORTGAGOR: David J. line of the SW ¼ of SW ¼ right on an 01°15' curve, delta REDUCED TO FIVE WEEKS Stadther; MORTGAGEE: First of said Section 26; thence angle 06°35' for a distance of IF Southeasterly along said right 526.7 feet; thence on a tangent IS of way a distance of 16 rods; to said curve for a distance of MINNESOTA thence Northeasterly and at 800 feet and there terminating, MORTGAGE, DATE: Dec. right angles thereto 5 rods to a except therefrom the right of stake; thence at right angles and way of the existing highway. parallel with the centerline of Southwesterly direction 5 rods 07.04021.0005

LEGAL DESCRIPTION: part of the following described 10AM at the Stearns County The North Half of the Southwest tract: The W ½ of SW ¼ of Law Enforcement Center, 807

PROPERTY ADDRÉSS: RECORDING DATE: Jan. 17, the main track of said Railway 39062 State Hwy 55, Belgrade, 2020 Doc: A1561274 with the Company a distance of 16 Stearns County, MN 56312. DWELLING WITH FEWER rods; thence at right angles in a Property IDs: 07.04021.0000 &

ALSO EXCEPT: All that Thursday, July 18, 2024 at ABANDONED.

REDEMPTION PERIOD:

REDEMPTION BYMORTGAGOR, THE A JUDICIAL ORDER ENTERED UNDER STATUTES, SECTION 582.032 DETERMINING, **AMONG** OTHER THINGS, THAT THE MORTGAGED PREMISES CONTAIN A RESIDENTIAL THAN FIVE UNITS, ARE NOT USED IN AGRICULTURAL TIME/PLACE OF SALE: PRODUCTION, AND ARE

> By: Aaron Sandvig, attorney for mortgagee PO Box 432 Sauk Centre, MN 320-433-1943 THIS IS AN ATTEMPT TO COLLECT A DEBT

DATED: June 6, 2024

Sandvig Law PLLC

H-23-6B

NOTICE OF MORTGAGE FORECLOSURE SALE

RIGHT TO Mortgage VERIFICATION OF THE loanDepot.com, LLC DEBT AND THIS ACTION.

NOTICE IS HEREBY This is Abstract Property. GIVEN, that default has TAX occurred in the conditions of the following described mortgage: Mortgagor: Ramona J Matteson, 1030 32nd Ave N an unmarried woman Mortgagee:

Electronic Systems, Inc., as mortgagee, as nominee for loanDepot.com, ORIGINAL LLC, its successors and assigns Dated: June 7, 2021

Recorded: June 22, 2021 Stearns County Document No. A1606477 Assigned To: loanDepot.com, \$116,456.90

Dated: January 23, 2024 Recorded: January 23, 2024 Stearns County Document No. A1666783 Electronic

Identification 100853701043514644

com, LLC

TIME PROVIDED BY LAW the Southerly 30 feet of Lot 25, the above described property IS **IS NOT AFFECTED BY** all in Block 6, in Pan Park Place will be sold by the Sheriff of Second Addition to the City said county as follows: of St Cloud, Stearns County, DATE AND TIME OF SALE: DETERMINING, Minnesota PARCEL 82.49779.0000 ADDRESS OF PROPERTY: St Cloud, MN 56303 Mortgage COUNTY IN Registration PROPERTY IS LOCATED: and disbursements, including Stearns AMOUNT OF MORTGAGE: Months from the date of said \$117,000.00 AMOUNT DUE Recorder CLAIMED TO BE DUE assigns. AS OF DATE OF NOTICE: DATE That prior to the commencement before which the mortgagor of this mortgage foreclosure must vacate the property if proceeding Recorder Assignee Mortgagee under complied with all notice section 580.30 or the property Transaction Agent: Mortgage requirements as required redeemed under Minnesota THIS COMMUNICATION IS Registration by statute; that no action or Statutes section 580.23 is FROM A DEBT COLLECTOR Systems, Inc. proceeding has been instituted February 13, 2025 at 11:59 p.m. ATTEMPTING TO Transaction Agent Mortgage at law to recover the debt then MORTGAGOR(S) COLLECT A DEBT. ANY Number: remaining secured by such RELEASED

IDENTITY LEGAL DESCRIPTION OF whole or in part;

August 13, 2024, 10:00 AM

PLACE OF SALE: NO.: Enforcement Center, 807 Courthouse Square, St. Cloud,

to pay the debt then secured by said Mortgage, and taxes, if any, attorneys' fees allowed by law PRINCIPAL subject to redemption within 6 loanDepot.com, LLC, Assignee sale by the mortgagor(s), their By: HALLIDAY, WATKINS &

AND personal representatives or PROPERTY: The date on or Mortgagee/ the mortgage is not reinstated Minnesota Statutes FROM INFORMATION OBTAINED OBLIGATION has been instituted, that the THE TIME ALLOWED BY 6/13, 6/20, 6/27, 7/4, 7/11, 7/18

Originator: judgment rendered therein has MORTGAGOR'S PERSONAL been returned unsatisfied, in REPRESENTATIVES OR ASSIGNS, MAY BE ORIGINAL PROPERTY: The Northerly 5 PURSUANT to the power of REDUCED TO FIVE WEEKS CREDITOR WITHIN THE feet of Lot 23, all of Lot 24 and sale contained in said mortgage, IF A JUDICIAL ORDER ENTERED UNDER **MINNESOTA** STATUTES **SECTION AMONG** OTHER THINGS, THAT THE Law MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL WHICH on said premises, and the costs PRODUCTION, AND ARE ABANDONED.

Dated: June 3, 2024

of Mortgagee MANN, P.C.

Attorneys for: VACATE loanDepot.com, LLC, Assignee of Mortgagee 1333 Northland Drive, Suite 205

Mendota Heights, MN 55120 801-355-2886 651-228-1753 (fax)

PURPOSE.

WILL BE USED FOR THAT

H-24-6B

Minnesota Statutes Chapter 333 ASSUMED NAME: Horst Wood Products. PRINCIPAL PLACE OF BUSINESS IS: 44287 STERLING

RD, SAUK CENTRE, MN 56378 USA. APPLICANT(S): Scott Horst, 44287 STERLING RD, SAUK CENTRE, MN 56378 USA.

CERTIFICATE OF ASSUMED NAME

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/ Scott Horst 06/03/2024 H-23-2B

mortgage, or any part thereof, FINANCIAL Lender or Broker: loanDepot. or, if the action or proceeding ON MORTGAGE: NONE Residential Mortgage Servicer: same has been discontinued, LAW FOR REDEMPTION loanDepot.com, LLC or that an execution upon the BY THE MORTGAGOR, THE

Chapter 333 ASSUMED NAME: Skintastic.

PRINCIPAL PLACE OF BUSINESS IS: 44155 BRICK YARD RD, SAUK CENTRE, MN 56378 USA. APPLICANT(S): Harmony Health and Wellness LLC,

CERTIFICATE OF ASSUMED NAME

Minnesota Statutes

44155 BRICK YARD RD, SAUK CENTRE, MN 56378 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/ Ann R. Mitchell 06/07/2024 H-24-2B

PETITION FOR THIRD PARTY CUSTODY

COUNTY OF STEARNS DISTRICT COURT SEVENTH JUDICIAL DISTRICT FAMILY COURT DIVISION CASE TYPE: CUSTODY FILE NO. 73-FA-24-2268

STATE OF MINNESOTA

PETITION FOR THIRD PARTY CUSTODY Minn. Stat. Ch. 257C

Daniel A. Spoden,

Anna Helen Hoeschen

Respondents.

Comes now the abovenamed Petitioner and for his proceeding, states and alleges:

Petitioner.

Petition in the above-entitled 1. Petitioner is Daniel A. Spoden, residing at 1040 35th Ave N, St. Cloud, MN 56303. He is represented in these proceedings by Anthony Toepfer, Toepfer at Law, PLLC Daniel was born October 21, 1984, and is presently 38 years

2. Respondent Anna Helen Hoeschen is presently homeless, to Petitioner's knowledge, and most recently resided in her vehicle or a storage unit in Luxemburg, Minnesota. To the best of Petitioner's knowledge and belief, she is presently unrepresented. Ms. Hoeschen's birthdate is April 6, 1990, and she is presently 33 years old. 3. Respondent has two biological children which are

Alister Spoden, born June 27, 2017, age 6 Vincent Spoden, born September 26, 2018, age 5

the subjects of this action:

diligent Following search of public records, Petitioner is not aware of any other court

case involving the parties or custody of the minor children, no legal determination for legal or physical custody of the minor children. The children are presently in the care of Petitioner, who has provided care for the children since August 29, 2022. 5. The children are native

to Minnesota and have lived here their entire lives. 6. The presumed biological father of the children is

Benjamin Christopher Spoden. He was born August 8, 1982, and is presently 42 years old. The presumed father has been incarcerated several times throughout the last year and his receive any form of public whereabouts are unknown to assistance. To

knowledge, there is no court any other form of public order related to paternity of the minor children, but Petitioner children are covered under one believes neither Respondent of the parents through the would contest that Benjamin state for medical insurance. Spoden is the biological father. If a recognition of parentage was signed, Petitioner is not aware of it. Petitioner has knowledge that Respondent and the presumed father have been in a long-standing romantic relationship, the children lived with both parents from birth until approximately age 2, and it is reasonable to presume both Respondent and Benjamin Spoden are the biological

parents of the children. 8. The children were in one or both of the biological parents' care from birth until the children were placed into Petitioner's care by Respondent.

9. A Delegation of Parental Authority was executed giving Petitioner temporary ability to properly care for the children. This was renewed prior to the presumed father's arrest, and it remains valid at this time.

10. Neither biological parent has made any attempt to take the children back from Petitioner.

11. Petitioner is seeking custody of the children as a de Facto Custodian. The children have lived with him exclusively in excess of 12 months of the last 24 preceding initiation of

this proceeding. 12. Respondent has stated they will not give up custody of the children and have

threatened to take them from Petitioner but have not done so. Neither parent has had significant involvement with the children since August of 13. There is no court order

stating that Respondent cannot legally care for the children to the best of Petitioner's knowledge. However, there is a no contact order between the Respondent and the presumed father, preventing the father

from contacting Respondent.. 14. The presumed father has been in and out of police custody for various reasons, protective including order violations.

15.

on social media that the vehicle that default has occurred in 82.50705.0189 has been residing was totaled and that she was being evicted DATE OF from the storage unit she September 1, 2006 previously referenced living in. she resides. 16. Petitioner asserts that

described mortgage:

ORIGINAL

\$322,400.00

MORTGAGE:

Systems, Inc.

described mortgage:

August 14, 2015

ORIGINAL

\$145.816.00

Electronic

MORTGAGEE:

RECORDING:

Stearns County Recorder

Recorded: August 3, 2021

Dated: June 18, 2021

ASSIGNMENTS

Loan Services, LLC

Dated: July 16, 2018

County Recorder

Electronic

COUNTY

Property

56377-9727

04.01761.0000

Systems, Inc.

Identification

100183300003916898

Residential Mortgage Servicer:

IN

PROPERTY IS LOCATED:

County Road 1, Sartell, MN

tain public hearings as follows:

Township (126/34).

How do I participate?

Date and Time:

(320) 656-3613.

Location:

Address:

MORTGAGE:

Dated: January 31, 2012

sole legal and physical custody In re: the Custody of A.S. and of the minor children. The MORTGAGEE: children themselves are not old Electronic enough to assert a mature and valid preference. 17. Since August 29, Investment & 2022, Petitioner has been the successors and assigns children's sole caretaker. The DATE AND PLACE children were provided to him RECORDING: at ages 4 and 5, both still in Recorded: October 20, 2006 diapers. V.S. was non-verbal, Stearns County Recorder had difficulty with motor skills, Document Number: 1209606 and severe anger issues. He has LOAN MODIFICATION: since been approved for special Dated: March 2, 2011

education services. Prior to Recorded: April 4, 2011

the children had never seen a ASSIGNMENTS dentist. 18. Respondent and the And assigned to: HSBC Bank has had a history of excessive Backed Certificates, Series problematic alcohol 2006-D consumption. Respondent has is concerned about use of drugs Stearns County Recorder for the presumed father over Document Number: A1361934 the course of the year and for Transaction Agent: Mortgage ongoing use on the part of Electronic Respondent.

well adjusted to Petitioner's Identification home at this point, and it is in 1001944-3000271736-4 their best interest to remain Lender/Broker/Mortgage next business day if September in his care. Visitation for Originator: Fremont Investment Respondent should depend drug and alcohol treatment, PHH Mortgage Corporation obtaining valid employment and housing, and that any PROPERTY IS LOCATED: visitation in the near term be supervised.

his girlfriend and her 14-yearold son, all of whom the subject and it appears there has been children have grown attached to and familiar and comfortable Petitioner's

knowledge, there is no child order presently support place. Petitioner

employed and presently earns approximately \$10,000 per month. Respondents, Petitioner's knowledge, are both presently unemployed and

lack the ability to contribute to the care of the minor children in their present state. 24. Petitioner does not

25. Petitioner is unaware of Petitioner's whether either parent receives assistance, but knows

26. Petitioner incurs work-

related child-care costs for the subject minor children in the amount of \$1,020 per month (\$760 per month for Vincent, \$260 per month for Alister). WHEREFORE, Petitioner

prays for the Judgment and Decree of this Court as follows: **CUSTODY AND**

PARENTING TIME

Granting Petitioner permanent sole legal and physical custody of the minor

2. Reserving parenting time/visitation for Respondent. CHILD SUPPORT

3. Reserving the issue of child support for the minor

ATTORNEY FEES

4. Ordering that the parties be responsible for their own attorneys' fees and suit costs incurred incident to this proceeding

RESTRAINTS

5. Restraining both parties from annoying, molesting or interfering with each other in any manner whatsoever during the pendency of this proceeding.

6. Restraining both parties from annoying, molesting or interfering with the minor children during the pendency of this proceeding **SUCH OTHER**

7. For such other and

further relief as the Court deems just, fair and equitable in the premises. TOEPFER AT LAW, PLLC Dated: 03/06/2024

/s/ Anthony E. Toepfer

Anthony E. Toepfer, #0394858 58 South 10th Avenue Waite Park, Minnesota 56303 (320) 497-4416 Tony@ATonyAtLaw.com

undersigned hereby acknowledges that sanctions may be imposed if the Court determines that the provisions of MINN. STAT. § 549.211, SUBD. 2 have been violated. <u>/s/ Anthony E. Toepfer</u>

Anthony E. Toepfer, #0394858 H-23-2B NOTICE OF MORTGAGE FORECLOSURE SALE

THE

PUBLIC NOTICES

Respondent has recently stated NOTICE IS HEREBY GIVEN Tax Parcel ID Number: PURPOSE. in which Petitioner believes she the conditions of the following LEGAL DESCRIPTION OF MORTGAGE: 3, Serenity Plat Two, Stearns THE ORIGINAL CREDITOR County, Minnesota PRINCIPAL AMOUNT DUE It is unclear at present where AMOUNT OF MORTGAGE: CLAIMED TO BE DUE NOT AFFECTED BY THIS MORTGAGOR(S): Scott H. \$315,986.60 it is in the best interests of the Stroeing and Adris A. Brown, THAT all children for him to be awarded Husband and Wife, as Joint requirements have Mortgage proceeding has been instituted REPRESENTATIVES Registration at law or otherwise to recover OR ASSIGNS, MAY BE Systems, Inc., as mortgagee, the debt secured by said REDUCED TO FIVE WEEKS as nominee for Fremont mortgage, or any part thereof; IF A JUDICIAL ORDER Loan, said county as follows: March 5, 2024 at 10:00 AM Sheriff's office. Enforcement Center, being in Petitioner's care, Document Number: A1340565 Minnesota to pay the debt secured by said children's presumed father USA, National Association, said premises and the costs have a history of substance as Trustee for Fremont Home and disbursements, including USA, National Association, abuse. The presumed father Loan Trust 2006-D, Mortgage- attorney fees allowed by law, a history of drug use. Petitioner Recorded: February 13, 2012 their personal representatives or assigns.

said sale by the mortgagor(s), If the Mortgage is not reinstated under Minn. Stat. §580.30 or under Minn. Stat. §580.23, 19. The children are Transaction Agent Mortgage the Mortgagor must vacate the

& Loan upon Respondents completing Residential Mortgage Servicer: Mortgagor(s) released COUNTY WHICH ΙN Stearns Address: 2725 Property

PROPERTY: Lot 10, Block DEBT AND IDENTITY OF AS OF DATE OF NOTICE: ACTION. complied with; that no action or MORTGAGOR'S PERSONAL its PURSUANT to the power of IS sale contained in said mortgage, MINNESOTA the above-described property SECTION will be sold by the Sheriff of DETERMINING, DATE AND TIME OF SALE: MORTGAGED PLACE OF SALE: County Law 807 Courthouse Square, St. Cloud,

mortgage and taxes, if any, on subject to redemption within Loan Trust 2006-D, Mortgagesix (6) months from the date of Backed Registration the property is not redeemed Woodbury, MN 55125 Number: property on or before 11:59 p.m. on September 5, 2024, or the

> 5, 2024 falls on a Saturday, Sunday or legal holiday. from financial obligation: NONE THIS COMMUNICATION IS FROM A DEBT COLLECTOR in the Stearns County Sheriff's (651) 209-3300 ATTEMPTING

COLLECT A DEBT. 20. Petitioner resides with Tranquility Drive, Saint Cloud, INFORMATION OBTAINED St. Cloud, Minnesota in said WILL BE USED FOR THAT County and State.

VERIFICATION OF THE THE WITHIN AND PROVIDED BY LAW IS THE TIME ALLOWED BY pre-foreclosure LAW FOR REDEMPTION **ENTERED** UNDER STATUTES, 582.032,

OTHER THINGS, THAT THE ARE IMPROVED WITH A as Trustee for Fremont Home RESIDENTIAL DWELLING Loan Trust 2006-D, Mortgage-OF LESS THAN FIVE UNITS, Backed Certificates, Series ARE PROPERTY NOT USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED. DATED: January 11, 2024 MORTGAGEE: HSBC Bank The above referenced sale scheduled for June 11, 2024 at as Trustee for Fremont Home 10:00 AM has been postponed to July 16, 2024 at 10:00 AM Series in the Stearns County Sheriff's Certificates,

Wilford, Geske & Cook, P.A. Attorneys for Mortgagee 7616 Currell Boulevard, Suite (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 to April 23, 2024 at 10:00 AM TO office, Law ANY Center, 807 Courthouse Square,

DATED: March 4, 2024

TO MORTGAGEE: HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2006-D, Mortgage-TIME Backed Certificates, Series NOTICE OF **POSTPONEMENT**

OF MORTGAGE FORECLOSURE SALE been BY THE MORTGAGOR, THE The above referenced sale scheduled for April 23, 2024 at

10:00 AM has been postponed to June 11, 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. AMONG DATED: April 15, 2024 MORTGAĞEE: HSBC Bank PREMISES USA, National Association,

> NOTICE OF **POSTPONEMENT** OF MORTGAGE FORECLOSURE SALE

Law Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota in said County and State. DATED: June 7, 2024 MORTGAGEE: HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2006-D, Mortgage-Certificates, Backed 2006-D

Wilford, Geske & Cook, P.A.

7616 Currell Boulevard, Suite 200 Woodbury, MN 55125

Attorneys for Mortgagee

Enforcement File Number: 051622-F3 H-24-1B

MORTGAGEE: PennyMac

Wilford, Geske & Cook, P.A.

7616 Currell Boulevard, Suite

NOTICE OF

POSTPONEMENT

OF MORTGAGE

FORECLOSURE SALE

MORTGAGEE: PennyMac

NOTICE OF

POSTPONEMENT

OF MORTGAGE

FORECLOSURE SALE

Loan Services, LLC

Law

Attorneys for Mortgagee

Woodbury, MN 55125

File Number: 052558-F2

(651) 209-3300

Enforcement

Loan Services, LLC

NOTICE OF MORTGAGE FORECLOSURE SALE NOTICE IS HEREBY GIVEN PROPERTY: That part of and disbursements, including PRODUCTION, AND ARE

that default has occurred in Government Lot 3 situated attorney fees allowed by law, ABANDONED. the conditions of the following in Section 33, Township 126 subject to redemption within DATED: February 20, 2024 North, Range 28 West, described six (6) months from the date of DATE OF MORTGAGE: as follows: Commencing at said sale by the mortgagor(s), the point of intersection of the their personal representatives or PRINCIPAL North line of said Government assigns. AMOUNT OF MORTGAGE: Lot 3 within the centerline of If the Mortgage is not reinstated State Aid Road No. 1, Stearns under Minn. Stat. §580.30 or MORTGAGOR(S): Ryan W County; thence East on the the property is not redeemed North line of said Government under Minn. Stat. §580.23, Oldakowski, a single person Lot 3 a distance of 856.8 feet; the Mortgagor must vacate the Mortgage Registration thence South at right angles 785 property on or before 11:59 Systems, Inc., as mortgagee, as feet for the point of beginning; p.m. on October 16, 2024, or thence continuing South on the the next business day if October nominee for Stearns Lending, LLC, its successors and assigns last described course 115 feet; 16, 2024 falls on a Saturday, thence West at right angles Sunday or legal holiday. DATE AND PLACE OF 585.8 feet to said center line Mortgagor(s) released Recorded: September 15, 2015 of State Aid No. 1; thence financial obligation: NONE Northwesterly on said center THIS COMMUNICATION IS line to a line drawn through the FROM A DEBT COLLECTOR in the Stearns County Sheriff's Document Number: A1452069 LOAN MODIFICATION: point of beginning, said line ATTEMPTING being parallel to the North line COLLECT A DEBT. of Government Lot 3; thence INFORMATION OBTAINED St. Cloud, Minnesota in said said parallel the point of beginning, Stearns PURPOSE. County, Minnesota And assigned to: PennyMac AMOUNT **DUE** CLAIMED AS OF DATE OF NOTICE: Recorded: July 25, 2018 Stearns \$144,381.56 THAT all Document Number: A1525407 requirements have Transaction Agent: Mortgage complied with; that no action or ACTION. proceeding has been instituted THE TIME ALLOWED BY Registration at law or otherwise to recover LAW FOR REDEMPTION Transaction Agent Mortgage the debt secured by said BY THE MORTGAGOR, THE Number: mortgage, or any part thereof; PURSUANT to the power of REPRESENTATIVES Lender/Broker/Mortgage sale contained in said mortgage, OR ASSIGNS,

said county as follows:

office,

Center,

Parcel ID Number: to pay the debt secured by said OF LESS THAN FIVE UNITS,

mortgage and taxes, if any, on ARE

LEGAL DESCRIPTION OF said premises and the costs USED IN AGRICULTURAL

WHICH April 16, 2024 at 10:00 AM

Sheriff s

Minnesota

38444 Enforcement

Notice of Public Hearing

Stearns County, Planning Commission

Notice is hereby given that the Stearns County Planning

To consider a rezoning request submitted by Brian Frie-

Stearns County Service Center

3301 County Road 138

Waite Park, MN 56387

phone or other electronic means, please contact Jennifer Bucken-

tine at Jennifer.Buckentine@stearnscountymn.gov or by calling

emailing Jennifer.Buckentine@stearnscountymn.gov by 3 p.m.

Center, 3301 County Road 138, Waite Park, MN 56387

Written Testimony: You may submit written testimony by

Comments on this public hearing are not limited to those

Commission, in and for the County of Stearns, will conduct cer-

drichs, Sauk Centre MN on behalf of Mark P Fiedler Rev

Trust, Sauk Centre MN according to Section 4.10 of Stearns

County Land Use and Zoning Ordinance #439 to rezone approx-

When and where is the meeting?
Date and Time: June 27, 2024 at 6:00 p.m.

RIGHT THE THE THE ORIGINAL CREDITOR WITHIN THE

AND VERIFICATION OF TO BE DUE DEBT AND IDENTITY OF pre-foreclosure PROVIDED BY LAW IS been NOT AFFECTED BY THIS MORTGAGOR'S PERSONAL Originator: Stearns Lending, the above-described property REDUCED TO FIVE WEEKS will be sold by the Sheriff of IF ENTERED PennyMac Loan Services, LLC DATE AND TIME OF SALE: **MINNESOTA** 582 032 SECTION PLACE OF SALE: County DETERMINING, AMONG Law OTHER THINGS, THAT THE PREMISES 807 MORTGAGED Courthouse Square, St. Cloud, ARE IMPROVED WITH A RESIDENTIAL DWELLING

The above referenced sale scheduled for April 16, 2024 at 10:00 AM has been postponed to June 18, 2024 at 10:00 AM office, ANY Center, 807 Courthouse Square, DATED: April 5, 2024 The above referenced sale scheduled for June 18, 2024 at 10:00 AM has been postponed MAY BE A JUDICIAL ORDER UNDER STATUTES,

to July 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: June 5, 2024 MORTGAGEE: PennyMac Loan Services, LLC

Wilford, Geske & Cook, P.A. Attorneys for Mortgagee 7616 Currell Boulevard, Suite

Woodbury, MN 55125 (651) 209-3300 File Number: 052558-F2 H-24-1B

200

persons receiving copies of this notice. If you know of any interested person who for any reason has not received a copy of this notice, it would be appreciated if you would inform them of this public hearing.

Where can I view the application?

A copy of the application can be viewed approximately one week prior to the meeting at https://stearnscounty.civicweb.net/portal/. Action taken on this request will be available shortly after the

PROPERTY

What if the meeting changes?

meeting at the same website location. This meeting is subject to change. Please sign up for automat-

ic updates for this meeting at https://stearnscounty.civicweb.net/ portal/. Call the Department for assistance. What is the next step?

The Stearns County Board of Commissioners will consider this request on July 9, 2024 The agenda can be found at: https://stearnscounty.civicweb.net/portal/. Interim Use and Conditional Use Permits will be placed on the consent agenda which is heard at the beginning of the agenda. To inquire how to request an item be placed under the regular agenda for discussion, please contact the Department. If the Board of Commissioners do not concur with the Planning Commission, they will hold another public hearing and new notice will be sent.

Barrier Free Status: This meeting will be accessible to the handicapped. Attempts will be made to accommodate any other individual need for special services. Please call (320) 656-3613 early

on June 26, 2024. Written testimony may also be mailed to the Stearns County Environmental Services Department, Service Publish: June 13, 2024 - Sauk Centre Herald

imately 23 acres from the Residential 1 (R-1) zoning district to the Residential 5 (R-5) zoning district. The property is part of the E1/2 NE1/4 and part of the NE1/4 SE1/4 lying east of State

NOT

Hwy 71 and north of State Hwy 28 in Section 3 of Sauk Centre

Public Testimony: If you would like to provide public testimony, you may do so by appearing at the above hearing, by tele-

Stearns County Planning Commission

so arrangements can be made.

H-24-1B

Additionally,