

PUBLIC NOTICES

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.

NOTICE IS HEREBY GIVEN, that default has occurred in the conditions of the following described mortgage:
 Mortgagor: Mark Joseph Bauer, a married man
 Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Quicken Loans Inc., its successors and assigns
 Dated: April 9, 2019
 Recorded: May 3, 2019
 Stearns County Recorder Document No. A1542799
 Assigned To: Rocket Mortgage, LLC, FKA Quicken Loans, LLC
 Dated: May 16, 2022
 Recorded: May 18, 2022
 Stearns County Recorder Document No. A1632805
 Transaction Agent: Mortgage Electronic Registration Systems, Inc.
 Transaction Agent Mortgage Identification Number: 100039034256779630
 Lender or Broker: Quicken Loans Inc.
 Residential Mortgage Servicer: Rocket Mortgage, LLC
 Mortgage Originator: Quicken Loans Inc.

NOTICE OF MORTGAGE FORECLOSURE SALE

LEGAL DESCRIPTION OF PROPERTY: Land situated in the County of Stearns in the State of MN Lot Thirteen (13) of Block Eight (8) in Centennial Addition to the city of St. Cloud, Minnesota, according to the plat thereof on file and of record in the office of the register of deeds in and for Stearns County
 This is Abstract Property.
 TAX PARCEL NO.: 82.45074.0000
 ADDRESS OF PROPERTY: 1012 Borgert Ave N Saint Cloud, MN 56303
 COUNTY IN WHICH PROPERTY IS LOCATED: Stearns
 ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$152,000.00
 AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$160,949.79
 That prior to the commencement of this mortgage foreclosure proceeding Mortgagee/ Assignee of Mortgagee complied with all notice requirements as required by statute; that no action or proceeding has been instituted at law to recover the debt then remaining secured by such mortgage, or any part thereof, or, if the action or proceeding has been instituted, that the same has been discontinued, or that an execution upon the judgment rendered therein has been returned unsatisfied, in

whole or in part; 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: August 6, 2024, 10:00 AM
 PLACE OF SALE: Law Enforcement Center, 807 Courthouse Square, St. Cloud, MN
 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 personal representatives or assigns.
 DATE TO VACATE PROPERTY: The date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under Minnesota Statutes section 580.30 or the property redeemed under Minnesota Statutes section 580.23 is February 6, 2025 at 11:59 p.m.
 M O R T G A G O R (S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: NONE
 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: 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. Attorneys for:
 Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., Assignee of Mortgagee
 1333 Northland Drive, Suite 205
 Mendota Heights, MN 55120
 801-355-2886
 651-228-1753 (fax)

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
 6/6, 6/13, 6/20, 6/27, 7/4, 7/11
 MN11432
 H-23-6B

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 V.S.,
 Daniel A. Spoden, Petitioner,
 and
 Anna Helen Hoeschen Respondents.

TO THE ABOVE-NAMED RESPONDENT:
 You are hereby summoned and required to serve upon the Petitioner's attorney an Answer to the Complaint which is herewith served upon you within twenty (20) days after service of this Summons upon you, exclusive of the date of service. **If you fail to do so, judgment by default will be 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 opportunity for further investigation or discovery.
 4. The denials of factual contentions are warranted on the evidence or, if specifically so identified, are reasonably based on a lack of information or belief.
 5. The court may impose an appropriate sanction upon the attorneys, law firms, or parties that violate the above stated representations to the court or are responsible for the violation.
 TOEPFER AT LAW, PLLC
 Dated: 03/08/2024
 /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

NOTICE: default has occurred in the following mortgage and all conditions in Minn. Stat. §580.02 have been met.
 MORTGAGOR: David J. Stadther; MORTGAGEE: First State Bank of Sauk Centre
 MORTGAGE, ORIGINAL PRINCIPAL: \$99,000
 MORTGAGE, DATE: Dec. 18, 2019
 M O R T G A G E ,
 RECORDING DATE: Jan. 17, 2020 Doc: A1561274 with the Stearns County Recorder
 MORTGAGE, AMOUNT DUE AS OF DATE OF NOTICE: \$111,743.63
 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

NOTICE OF MORTGAGE FORECLOSURE SALE

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, July 18, 2024 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 July 18, 2025. 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 CONTAIN A RESIDENTIAL DWELLING WITH FEWER THAN FIVE UNITS, ARE NOT USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.
 DATED: June 6, 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-23-6B

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

The personal property as follows, to-wit: 2002 Crestliner Boat VIN# NOR82695J1102 received from insurance auction, Copart 200 county Road 159, Avon, County of Stearns.
 The registered owner or

lienholder has the right to reclaim the vehicle under section 168B.051.
 Failure to claim the described vehicle under section 168B.051 is deemed to waive any right to reclaim the vehicle and consents to the disposal or sale of vehicle.
 735 12th St S
 Sauk Centre, MN 56378
 H-22-3B

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.

NOTICE IS HEREBY GIVEN, that default has occurred in the conditions of the following described mortgage:
 Mortgagor: Ramona J Matteson, an unmarried woman
 Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for loanDepot.com, LLC, its successors and assigns
 Dated: June 7, 2021
 Recorded: June 22, 2021
 Stearns County Recorder Document No. A1606477
 Assigned To: loanDepot.com, LLC
 Dated: January 23, 2024
 Recorded: January 23, 2024
 Stearns County Recorder Document No. A1666783
 Transaction Agent: Mortgage Electronic Registration Systems, Inc.
 Transaction Agent Mortgage Identification Number: 100853701043514644
 Lender or Broker: loanDepot.com, LLC
 Residential Mortgage Servicer: loanDepot.com, LLC

NOTICE OF MORTGAGE FORECLOSURE SALE

Mortgage Originator: loanDepot.com, LLC
 LEGAL DESCRIPTION OF PROPERTY: The Northerly 5 feet of Lot 23, all of Lot 24 and the Southerly 30 feet of Lot 25, all in Block 6, in Pan Park Place Second Addition to the City of St Cloud, Stearns County, Minnesota
 This is Abstract Property.
 TAX PARCEL NO.: 82.49779.0000
 ADDRESS OF PROPERTY: 1030 32nd Ave N St Cloud, MN 56303
 COUNTY IN WHICH PROPERTY IS LOCATED: Stearns
 ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$117,000.00
 AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$116,456.90
 That prior to the commencement of this mortgage foreclosure proceeding Mortgagee/ Assignee of Mortgagee complied with all notice requirements as required by statute; that no action or proceeding has been instituted at law to recover the debt then remaining secured by such mortgage, or any part thereof, or, if the action or proceeding has been instituted, that the same has been discontinued, or that an execution upon the

judgment rendered therein has been returned unsatisfied, in whole or in part; 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: August 13, 2024, 10:00 AM
 PLACE OF SALE: Law Enforcement Center, 807 Courthouse Square, St. Cloud, MN
 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 personal representatives or assigns.
 DATE TO VACATE PROPERTY: The date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under Minnesota Statutes section 580.30 or the property redeemed under Minnesota Statutes section 580.23 is February 13, 2025 at 11:59 p.m.
 M O R T G A G O R (S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: NONE
 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: June 3, 2024
 loanDepot.com, LLC, Assignee of Mortgagee
 By: HALLIDAY, WATKINS & MANN, P.C. Attorneys for:
 loanDepot.com, LLC, Assignee of Mortgagee
 1333 Northland Drive, Suite 205
 Mendota Heights, MN 55120
 801-355-2886
 651-228-1753 (fax)
 THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
 6/13, 6/20, 6/27, 7/4, 7/11, 7/18
 MN23043
 H-24-6B

CERTIFICATE OF ASSUMED NAME Minnesota Statutes 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, 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

CERTIFICATE OF ASSUMED NAME 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.
 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

PETITION FOR THIRD PARTY CUSTODY

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

Respondent has recently stated on social media that the vehicle in which Petitioner believes she has been residing was totaled and that she was being evicted from the storage unit she previously referenced living in. It is unclear at present where she resides.

16. Petitioner asserts that it is in the best interests of the children for him to be awarded sole legal and physical custody of the minor children. The children themselves are not old enough to assert a mature and valid preference.

17. Since August 29, 2022, Petitioner has been the children's sole caretaker. The children were provided to him at ages 4 and 5, both still in diapers. V.S. was non-verbal, had difficulty with motor skills, and severe anger issues. He has since been approved for special education services. Prior to being in Petitioner's care, the children had never seen a dentist.

18. Respondent and the children's presumed father have a history of substance abuse. The presumed father has had a history of excessive and problematic alcohol consumption. Respondent has a history of drug use. Petitioner is concerned about use of drugs for the presumed father over the course of the year and for ongoing use on the part of Respondent.

19. The children are well adjusted to Petitioner's home at this point, and it is in their best interest to remain in his care. Visitation for Respondent should depend upon Respondents completing drug and alcohol treatment, obtaining valid employment and housing, and that any visitation in the near term be supervised.

20. Petitioner resides with his girlfriend and her 14-year-old son, all of whom the subject children have grown attached to and familiar and comfortable with.

21. To Petitioner's knowledge, there is no child support order presently in place.

22. Petitioner is self-employed and presently earns approximately \$10,000 per month.

23. Respondents, to 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 receive any form of public assistance.

25. Petitioner is unaware of whether either parent receives any other form of public assistance, but knows the children are covered under one of the parents through the state for medical insurance.

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

1. Granting Petitioner permanent sole legal and physical custody of the minor children.

2. Reserving parenting time/visitation for Respondent.

CHILD SUPPORT

3. Reserving the issue of child support for the minor parties.

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

The 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.

/s/ Anthony E. Toepfer
Anthony E. Toepfer, #0394858
H-23-2B

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, including protective order violations.

15. Additionally,

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

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;

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 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 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: April 5, 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-24-1B

NOTICE OF MORTGAGE FORECLOSURE SALE

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;

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 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 September 5, 2024, or the next business day if September 5, 2024 falls on a Saturday, Sunday or legal holiday.

NOTICE OF MORTGAGE FORECLOSURE SALE

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;

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 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 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 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: 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

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 in the Stearns County Sheriff's office, 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-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-24-1B

NOTICE OF MORTGAGE FORECLOSURE SALE

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;

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: April 5, 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-24-1B

Notice of Public Hearing

Stearns County, Planning Commission

Notice is hereby given that the Stearns County Planning Commission, in and for the County of Stearns, will conduct certain public hearings as follows:

To consider a rezoning request submitted by **Brian Friedrichs, 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 approximately 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 Hwy 71 and north of State Hwy 128 in Section 3 of Sauk Centre Township (126/34).

When and where is the meeting?
Date and Time: **June 27, 2024 at 6:00 p.m.**
Location: Stearns County Service Center
3301 County Road 138
Waite Park, MN 56387

How do I participate?
Public Testimony: If you would like to provide public testimony, you may do so by appearing at the above hearing, by telephone or other electronic means, please contact Jennifer Buckentine at Jennifer.Buckentine@stearnscountymn.gov or by calling (320) 656-3613.

Written Testimony: You may submit written testimony by emailing Jennifer.Buckentine@stearnscountymn.gov by **3 p.m. on June 26, 2024**. Written testimony may also be mailed to the Stearns County Environmental Services Department, Service Center, 3301 County Road 138, Waite Park, MN 56387.

Comments on this public hearing are not limited to those 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 meeting at the same website location.

What if the meeting changes?
This meeting is subject to change. Please sign up for automatic 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.

NOTICE OF MORTGAGE FORECLOSURE SALE

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;

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 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 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 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 4, 2024
MORTGAGEE: HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2006-D, Mortgage-Backed Certificates, Series 2006-D

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

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.

DATED: April 15, 2024
MORTGAGEE: HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2006-D, Mortgage-Backed Certificates, Series 2006-D

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for June 11, 2024 at 10:00 AM has been postponed to July 16, 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 7, 2024
MORTGAGEE: HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2006-D, Mortgage-Backed Certificates, Series 2006-D

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: April 5, 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 June 18, 2024 at 10:00 AM has been postponed 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 200
Woodbury, MN 55125
(651) 209-3300
File Number: 052558-F2
H-24-1B

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for June 18, 2024 at 10:00 AM has been postponed 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 200
Woodbury, MN 55125
(651) 209-3300
File Number: 052558-F2
H-24-1B

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for June 18, 2024 at 10:00 AM has been postponed 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
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