



**NOTICE OF MORTGAGE FORECLOSURE SALE**

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:  
**DATE OF MORTGAGE:** July 13, 2020  
**ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE:** \$191,369.00  
**MORTGAGOR(S):** Drake Mudrow, a single man  
**MORTGAGEE:** Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Broker Solutions, Inc. dba New American Funding, its successors and assigns  
**DATE AND PLACE OF RECORDING:**  
 Recorded: July 28, 2020 Stearns County Recorder  
**Document Number:** A1575562  
**LOAN MODIFICATION:**  
 Dated: February 20, 2021  
 Recorded: March 1, 2021  
**Document Number:** A1595476  
**ASSIGNMENTS OF MORTGAGE:**  
 And assigned to: U.S. Bank National Association  
 Dated: November 23, 2020  
 Recorded: November 25, 2020 Stearns County Recorder  
**Document Number:** A1586886  
**Transaction Agent:** Mortgage Electronic Registration Systems, Inc.

**Transaction Agent Mortgage Identification Number:** 1003763-0300354802-3  
**Lender/Broker/Mortgage Originator:** Broker Solutions, Inc. dba New American Funding  
**Residential Mortgage Servicer:** U.S. Bank National Association  
**COUNTY IN WHICH PROPERTY IS LOCATED:** Stearns  
**Property Address:** 413 5th Ave S, Sartell, MN 56377  
**Tax Parcel ID Number:** 92.57074.0354  
**LEGAL DESCRIPTION OF PROPERTY:** Lot 2, Block 4, Sartell Heights South Plat Two, Stearns County, Minnesota  
**AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE:** \$218,641.81  
**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:** August 14, 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 February 14, 2025, or the next business day if February 14, 2025 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:** June 18, 2024  
**MORTGAGEE:** U.S. Bank National Association  
 Wilford, Geske & Cook, P.A.  
 Attorneys for Mortgagee  
 7616 Currell Boulevard, Suite 200  
 Woodbury, MN 55125  
 (651) 209-3300  
 File Number: 051936-F6 H-26-6B

**NOTICE OF MORTGAGE FORECLOSURE SALE**

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:  
**DATE OF MORTGAGE:** July 25, 2007  
**ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE:** \$387,000.00  
**MORTGAGOR(S):** Erik O Eriksson and Lisa A Eriksson husband and wife as joint tenants  
**MORTGAGEE:** Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Great Northern Financial Group, Inc., its successors and assigns  
**DATE AND PLACE OF RECORDING:**  
 Recorded: August 7, 2007 Sherburne County Registrar of Titles  
**Document Number:** 40702  
**ASSIGNMENTS OF MORTGAGE:**  
 And assigned to: CitiMortgage, Inc.  
 Dated: December 2, 2008  
 Recorded: December 16, 2008 Sherburne County Registrar of Titles  
**Document Number:** 42587  
 And assigned to: Pennymac Mortgage Investment Trust Holdings, I, LLC  
 Dated: October 31, 2012  
 Recorded: October 31, 2012 Sherburne County Registrar of Titles  
**Document Number:** 47895  
 And assigned to: DLJ MORTGAGE CAPITAL, INC.  
 Dated: August 15, 2016  
 Recorded: September 12, 2016 Sherburne County Registrar of Titles  
**Document Number:** 52778  
 And assigned to: METROPOLITAN LIFE INSURANCE COMPANY  
 Dated: February 6, 2018  
 Recorded: April 16, 2018 Sherburne County Registrar of Titles  
**Document Number:** 54786  
 And assigned to: MetLife Securitization Trust 2017-1, Wilmington Savings Fund Society, FSB as Indenture Trustee  
 Dated: March 12, 2024  
 Recorded: March 20, 2024 Sherburne County Registrar of Titles  
**Document Number:** 62514  
**Transaction Agent:** Mortgage Electronic Registration Systems, Inc.  
**Transaction Agent Mortgage Identification Number:** 1002614-9588228616-8  
**Lender/Broker/Mortgage Originator:** Great Northern Financial Group, Inc.  
**Residential Mortgage Servicer:** Select Portfolio Servicing, Inc.  
**COUNTY IN WHICH PROPERTY IS LOCATED:** Sherburne  
**Property Address:** 3514 150th Avenue, Clear Lake, MN 55319  
**Tax Parcel ID Number:** 45-00413-0105  
**LEGAL DESCRIPTION OF PROPERTY:** LOT 1, BLOCK 1, COTTON PINES, SHERBURNE COUNTY, MINNESOTA.  
**TOGETHER WITH A NONEXCLUSIVE EASEMENT FOR DRIVEWAY PURPOSES OVER THE WEST 20 FEET OF THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 17, TOWNSHIP 35, RANGE 28, SHERBURNE COUNTY, MINNESOTA, LYING SOUTHERLY OF LOT 2, BLOCK 1, COTTON PINES.**

**THE SOUTH BOUNDARY LINE OF LOT 2, BLOCK 1, COTTON PINES HAS BEEN ESTABLISHED BY PLACEMENT OF JUDICIAL MONUMENTS AS SET FORTH ON THE ATTACHED SURVEY INCORPORATED HEREIN.**  
**AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE:** \$318,485.78  
**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:** August 06, 2024 at 10:00 AM  
**PLACE OF SALE:** County Sheriff's office, 13880 Highway 10, Elk River, 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 February 06, 2025, or the next business day if February 06, 2025 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:** June 11, 2024  
**MORTGAGEE:** MetLife Securitization Trust 2017-1, Wilmington Savings Fund Society, FSB as Indenture Trustee  
 Wilford, Geske & Cook, P.A.  
 Attorneys for Mortgagee  
 7616 Currell Boulevard, Suite 200  
 Woodbury, MN 55125  
 (651) 209-3300  
 File Number: 054306-F1 H-25-6B

**NOTICE OF MORTGAGE FORECLOSURE SALE**

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:  
**DATE OF MORTGAGE:** May 4, 2023  
**ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE:** \$152,192.00  
**MORTGAGOR(S):** Dustin Arthur Kent, an unmarried man  
**MORTGAGEE:** Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Ark-La-Tex Financial Services, LLC dba Eleven Mortgage, its successors and assigns  
**DATE AND PLACE OF RECORDING:**  
 Recorded: May 15, 2023 Stearns County Recorder  
**Document Number:** A1652991  
**ASSIGNMENTS OF MORTGAGE:**  
 And assigned to: PennyMac Loan Services, LLC  
 Dated: April 29, 2024  
 Recorded: April 30, 2024 Stearns County Recorder  
**Document Number:** A1671265  
**Transaction Agent:** Mortgage Electronic Registration Systems, Inc.  
**Transaction Agent Mortgage Identification Number:** 1002459-0000527415-8

**Lender/Broker/Mortgage Originator:** Ark-La-Tex Financial Services, LLC dba Eleven Mortgage  
**Residential Mortgage Servicer:** PennyMac Loan Services, LLC  
**COUNTY IN WHICH PROPERTY IS LOCATED:** Stearns  
**Property Address:** 128 27th Ave N, Saint Cloud, MN 56303  
**Tax Parcel ID Number:** 82.52602.0000  
**LEGAL DESCRIPTION OF PROPERTY:** Lot 22, Block 6, WEST SIDE Addition, Stearns County, Minnesota  
**AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE:** \$162,131.80  
**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:** August 14, 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 February 14, 2025, or the next business day if February 14, 2025 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:** June 18, 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: 054753-F1 H-26-6Bv

**NOTICE OF MORTGAGE FORECLOSURE SALE**

NOTICE: default has occurred in the following mortgage and all conditions in Minn. Stat. §580.02 have been met.  
**MORTGAGOR:** David J. Stadher; **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

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

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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

**NOTICE OF MEETING DATE CHANGE MELROSE TOWNSHIP**

The July 4, 2024, Melrose Township meeting date will be changed due to the Fourth of July holiday falling on the first Thursday of the month.

The monthly meeting will take place the following week, Thursday, July 11, 2024, at 7:00 p.m. at the Melrose Town Hall.  
 Cecilia Tylutki  
 Melrose Township Clerk  
 PH-26-1B

**NOTICE OF MORTGAGE FORECLOSURE SALE**

**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, 2023  
 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  
**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