Page 6 | THURSDAY, JUNE 27, 2024 | SAUK CENTRE HERALD

<u>PUBLIC NOTICES</u>

NOTICE OF HEARING NOTICE IS HEREBY GIVEN, that the Sauk River Watershed District (SRWD) will hold a public hearing on the re-establishment of the Little Birch Lake Dam Project; SRWD Project No. 87-02, at 8:00 a.m. on Saturday, July 6, 2024 in the Fellowship Hall of St. Joseph's Catholic Church, 118 Minnesota St. W, Grey Eagle, MN 56336. All interested parties are welcome to attend and provide comments at the hearing.

The original Little Birch Lake Dam Project 87-02 is deteriorated and in need of reconstruction. This action is considered a "repair other than normal and routine maintenance" as described in statutes section 103E.635. The project and associated work are required to restore the original function of Project No. 87-02

By resolutions dated August 15, 2023, and April 23, 2024, the SRWD Board of Managers initiated proceedings under statutes section 103D.635 related to reconstruction of the project and redetermining project benefits. The proposed project will replace the existing sheet-pile outlet dam with a rock-arch rapids structure. The project restores the original function of the Little Birch Lake dam to project water levels in Little Birch Lake.

The engineer appointed by the Board of Managers in the proceeding was ordered to conduct the necessary surveys and prepare an Engineer's Report regarding the construction of said project. The project engineer has completed and filed its report which is available for inspection at the office of the SRWD at 642 Lincoln Road, Sauk Centre, MN 56378, or can be found on the Sauk River Watershed District Website at www.srwdmn.org

The following is a listing of lands to be affected by this proj-

Stearns County Parcels:

21.12225.0000, 21.12226.0000, 21.12227.0000, 21.12228.0000, 21.12229.0000, 21.12230.0000, 21.12239.0000, 21.12243.0000, 21.12244.0000, 21.12249.0004, 21.12249.0052, 21.12587.0012, 21.12587.0020, 21.12594.0005, 21.12595.0000, 21.12595.0001, 21.12595.0015, 21.12596.0000, 21.12597.0000, 21.12599.0002, 21.12600.0000, 21.12601.0000, 21.12602.0000, 21.12603.0000, 21.12605.0000, 21.12606.0000, 21.12607.0000, 21.12615.0000, 21.12616.0010, 21.12618.0000, 21.12620.0000, 21.12621.0000, 21.12627.0000, 21.12628.0000, 21.12629.0000, 21.12630.0000, 21.12631.0000, 21.12632.0000, 21.12633.0000, 21.12634.0000, 21.12635.0000, 21.12636.0000, 21.12637.0000, 21.12638.0000, 21.12639.0000, 21.12642.0000, 21.12643.0000, 21.12644.0000, 21.12650.0000, 21.12650.0001, 21.12650.0002, 21.12650.0004, 21.12650.0006, 21.12651.0000, 21.12652.0000, 21.12653.0000, 21.12654.0000, 21.12655.0000, 21.12657.0000, 21.12658.0000, 21.12677.0000, 21.12678.0000, 21.12679.0000, 21.12680.0000, 21.12681.0000, 21.12682.0000, 21.12685.0000, 21.12685.0005, 21.12687.0000, 21.12689.0000, 21.12690.0000, 21.12691.0000, 21.12692.0000, 21.12693.0000, 21.12694.0000, 21.12696.0000, 21.12703.0000, 21.12704.0000, 21.12705.0000, 21.12706.0000, 21.12707.0000, 21.12709.0000, 21.12710.0000, 21.12711.0000, 21.12713.0000, 21.12714.0000, 21.12715.0000, 21.12719.0500, 21.12719.0504, 21.12720.0000, 21.12721.0000, 21.12722.0000, 21.12723.0000, 21.12724.0000, 21.12725.0000, 21.12726.0000,

Todd County Parcels: 03-0019300, 03-0019400, 03-0019401, 03-0019500, 03- LAND, SHERIFF, RUETER, EVANS, KOGLIN, TOENYAN,

21.12727.0000, 21.12733.0000, 21.12736.0000

0019701, 03-0019800, 03-0019900, 03-020000, 03-0020100, 03-0020200, 03-0020300, 03-0020400, 03-0020700, 03-0020800, 03-020900, 03-0021000, 03-0021100, 03-0021200, 03-0021300, 03-0021400, 03-0022400, 03-022401, 03-0022500, 03-0022600, 03-0022700, 03-0022800, 03-0022900, 03-0023001, 03-023100, 03-0023200, 03-0023300, 03-0023400, 03-0023500, 03-0023600, 03-0024400, 03-024500, 03-002460, 03-0024601, 03-0038800, 03-0038900, 03-0039000, 03-0039100, 03-0039200, 03-0039300, 03-0039400, 03-0039500, 03-0039600, 03-0043600, 03-0043700, 03-0043900, 03-0044000, 03-0044100, 03-0044200,03-0044300,03-0044500,03-0044600,03-0044700, 03-0044800, 03-0045100, 03-0045200, 03-0045300, 03-0045400, 03-0045500,03-0045600, , 03-0045700, 03-0045800, 03-0045900, 03-0046000, 03-0046100, 03-0046200,03-0046400, 03-0046500, 03-0046600, 03-0049700, 03-0049800, 03-0049900, 03-0050000,03-0050100, 03-0050200, 0050300, 03-0050400, 03-0050500, 03-0050600, 03-0050700, 03-0050800, 03-0050900, 03-0051000, 03-0051100, 03-0051200, 03-0051300, 03-0051400, 03-0051500, 03-0051600, 03-0051700, 03-0051800, 03-0051900, 03-0052000, 03-0052100,03-0052200, 03-0053100, 03-0053200, 03-0055000, 03-0055100, 03-0055300, 03-0055400, 03-0055500, 03-0055600, 03-0055700, 03-0055900, 03-0056000, 03-0056100, 03-0056200, 03-056300, 03-0056400, 03-0056600, 03-0056700, 03-0056800, 03-0056900, 03-0057100, 03-0057200, 03-0057300, 03-0057400, 03-0057500, 03-0057600, 03-0057700, 03-0057800, 03-0060400, 03-0060500, 03-0069100, 03-0069200, 03-0069300, 03-0069400, 03-0069500, 03-0069600 03-0069700, 03-0069800, 03-0069900, 03-0070000, 03-0074700, 03-0074800, 03-0074900, 03-0075000, 03-0075100, 03-0075200, 03-0075300, 03-0075400, 03-0078000, 03-0084800, 03-0084900, 03-0085000, 03-0086000, 03-0086100, 03-0086200, 03-0086300, 03-0094100, 03-0094200, 03-0097900, 03-4001000, 03-4001100.

The following is a listing of the owners of lands affected by BUDEĂU, BERSCHEID, DELONG, DILLEY, PETERSON, PALLANSCH, MAYERS, MOOSBRUGGER, KRABBEN-HOFT, MAUS, SAWYER, GAIL, DALY, COLE, GUDGELL, TIEMANN, HALLER, FUCHS, HENNEN ET AL, GAIL, BRINKMAN, SCHLICHT, HEGLE, PERSON, JOHNSON, HLEBAIN, BITZ, MCCARTY, TIEMANN, NATHE, SPOHN, MCGURRAN, SCHLICHT, STATE OF MN-DNR FORFEIT LAND, MORRISSEY, WEIRENS, SCHULTING, WELLE, HAWKINS, PRASCH, DOETKOTT, WELTERS, UITTEN-BOGAARD, SACKETT, REHFUS, MELLETT, SUNDQUIST, RUDOLPH, DAYTON, JOHNSON, WALDVOGEL, LIN-SNER, KOCIEMBA, WEIDNER, GANS, FLOWER, FASCHING, KLEIN, WESSEL, DJERF, BLAESER, MINKE, FUECHTMANN, HELLERMANN, RIELAND, ZACHMAN, AKERVIK, BREWER III, BRAUN, MEYER, WEBER'S BEACH FRONT, LLC, PEARSON, WESSEL, SALZMANN, ANDERSON, TERRY, CARLSON, PETERMEIER, FIEDLER, RAVELING, BEBUS, OLCHEFESKI, HOLPIT, GUTZKOW, ZIRBES, TIEMANN, YOUNG, MEYER, KLATT, JACOB-SON, FUECHTMANN, ROSS, KRAKER, SPAETH, WENT-

RUSH, PETERSON, MEILI, VOLKERS, MCGRANE, PEAR-SON, HUNDT, HINNENKAMP, CHOCK, KEDROWSKI SCHLICHT, OJA, HILTNER, HEGLE, MOENING, HARTUNG, MAYERS, MONROE, SMITH, BITZ, SEXTON, HOL-LEN, MCDONALD, BOECKER, BEAVER, WELZ, NELSON TIEMANN, GROVE, KAMMIER, THIES, CARLSON, BRO PHY, BUSSMANN, KLAPHAKE, MOENING, MEYER, HIN NENKAMP, PRASCH, WOLLAK, KRUIZENGA, BUSHARD ROTHFORK, CHALUPNIK-MEYER, HAIDER, HELL MANN, PETERMEIER, CLEAR, CARROLL, TIEMANN DNR-BUREAU OF REAL ESTATE, STATE OF MINNE SOTA, ANDERSON-ZINNIEL PROPERTIES LLC, KRAM-ER, KLASSEN, MEYER, PAHL, KLASEN, KLAPHAKE YELLES LITTLE BIRCH LAKE CABIN LLC, HENTGES HELLER, WIELENBERG, HERTZOG, MARTÍN, SCHWIETERS, KOTTKE, WELLS, CANNON, KEPPEL TRUST GOIHL, SPICER, MEYER, WILSON TRUST, KOCIEMBA REV TRUST, ZITZOW, WELLE, LITTLE BIRCH GETAWAY LLC, VIERE, WANDERSEE, FAIRCHILD-EHM, CONLAN SCHENEMANN, REID, EKSTRAND FAMILY REAL ES-TATE TRUST, DOCKENDORF, MEHR FAMILY 2005 IR-REV TRUST, CAROLE M AUSTING REV TRUST, DRAGT, SCHMELZER, COLLINS, ROSS, HARRIS, KRMPOTICH TRUST, STROM REV FAMILY CABIN TRUST, TIEMANN, PANUSKA, SAND, WALKER, SEANGER, CAMP GEORGE LLC, MELLING, ARNZEN, BUSSMANN, ZITZOW, HIN-NENKAMP, MEYER, GRIFFITH, TRUDEAU, ROERING SALZMANN, PEIFER, MCCANN, JACOBSON, CHRISTEN-SON, KROSKA, HELLERMANN, SANDVIK, BRICKWEG HAIDER FAMILY REV TRUST, MARTIN, MARTIN, AMY J GRIDER TRUST, STANGLER, MEYER, HOMMERDING KENNETH W ZEHRER REV TRUST, MEYER, MULLER, MATTREN, HYSER FAMILY LIVING TRUST, MARILYN RIES TRUST, SCOTT, OLMSCHENK, MAUS, VENER, SE-ANGER, SCHNELL.

The engineer's opinion of total project cost is \$307,150.00. Project costs will be paid by assessment to benefitted properties and State of Minnesota Conservation Partners Legacy Grant

In addition to reviewing the Engineer's Report, the Board will consider updated benefits related to the project. The benefits roll will be used to assess all or a portion of the costs of the project. The recommended benefits roll under consideration in the proceedings is filed and available for inspection at the office of the SRWD at 642 Lincoln Road, Sauk Centre, MN 56378, or on the Sauk River Watershed District website at www.srwdmn.org

All parties interested in the proposed projects are herby invited to appear before the Board of Managers at said time and place and present any questions or information they may wish the Board of Managers to consider and to show why an order should or should not be made by the Managers directing construction of the project and approving project benefits and damages. Dated this 24th day of June, 2024.

Jon Roeschlein, Administrator Sauk River Watershed District

NOTICE OF MORTGAGE FORECLOSURE SALE **TO** 82.45074.0000

RIGHT VERIFICATION OF THE **IDENTITY** AND ORIGINAL THE CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

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

Bauer, a married man Mortgage Mortgagee: Electronic Registration Systems, Inc., as mortgagee, as nominee for Quicken Loans Inc., its successors and assigns Dated: April 9, 2019 Recorded: May 3, 2019

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

100039034256779630 Lender or Broker: Quicken PLACE OF SALE: Law Loans Inc. Enforcement Center, 807 Loans Inc.

Number:

Identification

Residential Mortgage Servicer: Rocket Mortgage, LLC Mortgage Originator: Quicken

Loans Inc. 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 register of deeds in and for Stearns County This is Abstract Property.

TAX PARCEL ADDRESS OF PROPERTY: 1012 Borgert Ave N Saint Cloud, MN 56303 COUNTY IN PROPERTY IS LOCATED: Stearns ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$152,000.00 AMOUNT CLAIMED TO BE DUE AS OF DATE OF NOTICE:

\$160,949.79

Joseph of this mortgage foreclosure IF Mortgagee/ Assignee Mortgagee complied with all notice requirements as required by statute; that no action or OTHER THINGS, THAT THE proceeding has been instituted MORTGAGED PREMISES at law to recover the debt then ARE IMPROVED WITH A remaining secured by such RESIDENTIAL DWELLING Stearns County Recorder mortgage, or any part thereof, OF LESS THAN FIVE UNITS, or, if the action or oceeamg Assigned To: Rocket Mortgage, has been instituted, that the USED IN AGRICULTURAL LLC, FKA Quicken Loans, same has been discontinued, PRODUCTION, AND ARE or that an execution upon the judgment rendered therein has Dated: June 3, 2024 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

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 COLLECT personal representatives or

Courthouse Square, St. Cloud,

assigns. TO DATE of record in the office of the PROPERTY: The date on or 6/6, 6/13, 6/20, 6/27, 7/4, 7/11 before which the mortgagor must vacate the property if the mortgage is not reinstated NO.: 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. WHICH MORTGAGOR(S) RELEASED FINANCIAL OBLIGATION ON MORTGAGE: NONE THE TIME ALLOWED BY LAW FOR REDEMPTION AND BY THE MORTGAGOR, THE MORTGAGOR'SPERSONAL REPRESENTATIVES ASSIGNS, MAY BE That prior to the commencement REDUCED TO FIVE WEEKS A JUDICIAL ORDER **ENTERED** UNDER MINNESOTA **STATUTES** SECTION DETERMINING, AMONG ABANDONED.

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)

FROM A DEBT C O L L E C T O R**ATTEMPTING** DEBT. ANY **INFORMATION** OBTAINED WILL BE USED VACATE FOR THAT PURPOSE.

THIS COMMUNICATION

H-23-6B

Published June 27, 2024

City of Sauk Centre Summary Financial Statement 2023 Revenues and Expenditures for General Operations

The purpose of this report is to provide a summary of financial information concerning the City of Sauk Centre to interested citizens. The complete financial statements may be examined at the City Hall, 320 Oak Street S. Questions about this report should be directed to the City Administrator during normal business hours.

REVENUES	2022 Total	2023 Total	PCT INC/DEC
_			
Property Taxes	2,100,804	2,307,790	9.85%
Tax Increments	55,830	73,729	32.06%
Local Sales Taxes	716,674	706,879	-1.37%
Hotel/Motel Taxes	63,805	71,940	12.75%
Special Assessments	703,470	437,948	-37.74%
Licenses/Permits	491,962	419,718	-14.68%
Intergovernmental	2,655,510	2,093,286	-21.17%
Charges/Services	1,616,866	1,728,186	6.88%
Fines and Fees	50,603	115,294	127.84%
Miscellaneous	3,486,124	1,653,873	-52.56%
TOTAL REVENUES	11,941,648	9,608,643	-19.54%
Per Capita	2,563	2,108	
EXPENDITURES			
General government	1,024,856	1,088,800	6.24%
Public Safety	2,244,129	2,420,068	7.84%
Streets/Highways	726,573	671,940	-7.52%
Parks/Recreation	614,744	568,672	-7.49%
Economic Development	163,874	83,271	-49.19%
Airport	100,004	115,551	15.55%
Debt Service	2,029,835	2,179,747	7.39%
Captial Outlay	8,760,090	3,449,419	-60.62%
TOTAL EXPENDITURES	15,664,105	10,577,468	-32.47%
Per Capita	3,361	2,321	
OTHER FINANCING SOURCES			
Operating Transfer In	1,554,878	2,034,626	
Operating Transfers Out	(1,554,878)	(2,034,626)	
Bonds Issed	4,606,056	-	
Sale of Assets	542,030	4,597	
Total Long Term Indebtedness	18,940,000	17,302,000	
Fund Balance - ALL FUNDS	17,886,244	16,922,016	
Per Capita	3,838	3,713	

City of Sauk Centre **Notice of Public Hearing Rental Housing Registration & Inspection Code**

Notice is hereby given that the Sauk Centre City Council will conduct a public hearing on Wednesday, July 17, 2024 at 6:30 PM, or shortly thereafter as practical, in the Council Chambers of City Hall, to consider the adoption of Ordinance Amending the Sauk Centre Residential Rental Code.

The Ordinance, if approved, would implement modifications to the Rental Code within the City of Sauk Centre.

Any persons having an interest in this matter will have the opportunity to be heard. Written comments will be accepted until the time of hearing. Materials related to this request can be reviewed at City Hall or on the City's website at www.ci. sauk-centre.mn.us.

/s/ Vicki Willer City Administrator H-26-1B

PUBLIC NOTICES

New American to pay the debt secured by said

NOTICE OF MORTGAGE FORECLOSURE SALE

Number: Sheriff's

Lender/Broker/Mortgage Courthouse Square, St. Cloud,

that default has occurred in Identification

PRINCIPAL

Mortgage

Registration

AMOUNT OF MORTGAGE:

Systems, Inc., as mortgagee, as

nominee for Broker Solutions,

Funding, its successors and

Recorded: July 28, 2020 Stearns

Document Number: A1575562

Document Number: A1595476

And assigned to: U.S. Bank

Recorded: November 25, 2020

Document Number: A1586886

Transaction Agent: Mortgage

AMOUNT OF MORTGAGE:

Arthur Kent, an unmarried man

as nominee for Ark-La-Tex

Financial Services, LLC dba

Eleven Mortgage, its successors

Recorded: May 15, 2023

Document Number: A1652991

Stearns County Recorder

LOAN MODIFICATION:

Dated: February 20, 2021

Recorded: March 1, 2021

dba New American

PLACE

ORIGINAL

\$191,369.00 MORTGAGOR(S):

Electronic

DATE

MORTGAGEE:

RECORDING:

County Recorder

ASSIGNMENTS

National Association Dated: November 23, 2020

Stearns County Recorder

MORTGAGE:

Electronic

Systems, Inc.

described mortgage:

MORTGAGOR(S):

ORIGINAL

\$152,192.00

and assigns

DATE AND

RECORDING:

ASSIGNMENTS

Loan Services, LLC

Dated: April 29, 2024

Stearns County Recorder

1002459-0000527415-8

NOTICE:

Document Number: A1671265

Transaction Agent Mortgage

Stadther; MORTGAGEE: First

State Bank of Sauk Centre

PRINCIPAL: \$99,000

NOTICE: \$111,743.63

of the Southwest Quarter (SW

¹/₄ of SW ¹/₄), all in Section 26,

Northerly of the right of way of

18, 2019

default

MORTGAGE:

Systems, Inc.

Mudrow, a single man

AND

the conditions of the following 1003763-0300354802-3

DATE OF MORTGAGE: July Originator: Broker Solutions, Minnesota

Funding

COUNTY

Stearns

dba

PROPERTY IS LOCATED:

Property Address: 413 5th Ave

Tax Parcel ID Number:

LEGAL DESCRIPTION OF

Stearns County, Minnesota

PROPERTY: Lot 2, Block 4,

DUE

have

Registration DATE AND TIME OF SALE: VERIFICATION

August 14, 2024 at 10:00 AM

S, Sartell, MN 56377

92.57074.0354

\$218,641.81

requirements

said county as follows:

the conditions of the following Financial Services, LLC dba Minnesota

CLAIMED

\$162,131.80

requirements

all

PRINCIPAL

Dustin

Mortgage

Registration

PLACE OF

Eleven Mortgage

mortgage and taxes, if any, on Residential Mortgage Servicer: said premises and the costs U.S. Bank National Association and disbursements, including WHICH 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 IS or assigns. If the Mortgage is not reinstated under Minn. Stat. §580.30 or DETERMINING. the property is not redeemed OTHER THINGS, THAT THE Sartell Heights South Plat Two, under Minn. Stat. §580.23, the Mortgagor must vacate the property on or before 11:59 p.m. CLAIMED TO BE DUE on February 14, 2025, or the AS OF DATE OF NOTICE: next business day if February 14, 2025 falls on a Saturday, pre-foreclosure Sunday or legal holiday. been Mortgagor(s) released from complied with; that no action or financial obligation: NONE proceeding has been instituted THIS COMMUNICATION at law or otherwise to recover IS FROM DEBT the debt secured by said C O L L E C T O R mortgage, or any part thereof; ATTEMPTING PURSUANT to the power of **COLLECT INFORMATION** sale contained in said mortgage, ANY the above-described property OBTAINED WILL BE USED will be sold by the Sheriff of **FOR THAT PURPOSE**.

RIGHT

DEBT AND IDENTITY OF

to pay the debt secured by said

subject to redemption within

office.

Enforcement Center,

WITHIN

ACTION.

IF

PROVIDED

OR ASSIGNS.

MINNESOTA

SECTION

ARE

ENTERED

NOT

DATED: June 18, 2024

ABANDONED.

ACTION.

Law

807

THE

SAUK CENTRE HERALD | THURSDAY, JUNE 27, 2024 | Page 7 NOTICE OF MORTGAGE FORECLOSURE SALE NOTICE IS HEREBY GIVEN Transaction Agent Mortgage PLACE OF SALE: County THE ORIGINAL CREDITOR NOTICE IS HEREBY GIVEN THE SOUTH BOUNDARY that default has occurred in the LINE OF LOT 2. BLOCK TIME BY LAW IS COTTON PINES conditions of the following NOT AFFECTED BY THIS described mortgage: BEEN ESTABLISHED BY DATE OF MORTGAGE: July PLACEMENT OF JUDICIAL THE TIME ALLOWED BY 25 2007 MONUMENTS LAW FOR REDEMPTION **ORIGINAL** PRINCIPAL FORTH ON THE ATTACHED BY THE MORTGAGOR, THE AMOUNT OF MORTGAGE: SURVEY INCORPORATED HEREIN. MORTGAGOR'S PERSONAL \$387,000.00 REPRESENTATIVES MORTGAGOR(S): Erik O **AMOUNT** MAY BE Eriksson and Lisa A Eriksson CLAIMED REDUCED TO FIVE WEEKS AS OF DATE OF NOTICE: husband and wife as joint A JUDICIAL ORDER \$318,485.78 Mortgage THAT all **UNDER** MORTGAGEE: STATUTES. Electronic Registration requirements Systems, Inc., as mortgagee, complied with; that no action or AMONG as nominee for Great Northern proceeding has been instituted at law or otherwise to recover Financial Group, Inc., PREMISES successors and assigns the debt secured by said mortgage, or any part thereof; ARE IMPROVED WITH A DATE AND PLACE RESIDENTIAL DWELLING RECORDING: PURSUANT to the power of Recorded: August 7, 2007 OF LESS THAN FIVE UNITS. sale contained in said mortgage, Sherburne County Registrar of the above-described property PROPERTY USED IN AGRICULTURAL will be sold by the Sheriff of Titles PRODUCTION, AND ARE Document Number: 40702 said county as follows: ASSIGNMENTS DATE AND TIME OF SALE: MORTGAGE: August 06, 2024 at 10:00 AM MORTGAGEE: U.S. Bank And assigned to: CitiMortgage, PLACE OF SALE: County National Association Sheriff's office, 13880 Highway Wilford, Geske & Cook, P.A. Dated: December 2, 2008 10, Elk River, Minnesota Attorneys for Mortgagee Recorded: December 16, 2008 to pay the debt secured by said 7616 Currell Boulevard, Suite Sherburne County Registrar of mortgage and taxes, if any, on Titles said premises and the costs Woodbury, MN 55125 Document Number: 42587 and disbursements, including (651) 209-3300 And assigned to: Pennymac attorney fees allowed by law, File Number: 051936-F6 Mortgage Investment Trust subject to redemption within H-26-6B Holdings, I, LLC six (6) months from the date of said sale by the mortgagor(s), Dated: October 31, 2012 Recorded: October 31, 2012 their personal representatives Sherburne County Registrar of or assigns. If the Mortgage is Document Number: 47895 reinstated under Minn. Stat. assigned to: §580.30 or the property is not MORTGAGE CAPITAL, INC. redeemed under Minn. Stat. Dated: August 15, 2016 §580.23, the Mortgagor must Recorded: September 12, 2016 vacate the property on or THE TIME ALLOWED BY Sherburne County Registrar of before 11:59 p.m. on February 06, 2025, or the next business Titles

DUE

have

day if February 06, 2025 falls

on a Saturday, Sunday or legal

Mortgagor(s) released from

THIS COMMUNICATION IS

FROM A DEBT COLLECTOR

THE

ASSIGNS, MAY BE

A JUDICIAL ORDER

ENTERED

ANY

TIME

UNDER

STATUTES

financial obligation: NONE

COLLECT A DEBT.

holiday.

ATTEMPTING

TO BE DUE

pre-foreclosure

been

NOTICE OF MORTGAGE FORECLOSURE SALE NOTICE IS HEREBY GIVEN Lender/Broker/Mortgage Enforcement Center, 807 PROVIDED BY LAW IS Ark-La-Tex Courthouse Square, St. Cloud, NOT AFFECTED BY THIS that default has occurred in Originator:

THE

assigns.

been Sunday or legal holiday.

ATTEMPTING

WITHIN

VERIFICATION OF

DEBT AND IDENTITY OF

ANY

THE

PennyMac Loan Services, LLC said premises and the costs WHICH and disbursements, including COUNTY IN PROPERTY IS LOCATED: attorney fees allowed by law, Property Address: 128 27th Ave six (6) months from the date of N, Saint Cloud, MN 56303 Tax Parcel ID Number: their personal representatives or 82.52602.0000 Systems, Inc., as mortgagee, LEGAL DESCRIPTION OF If the Mortgage is not reinstated PROPERTY: Lot 22, Block 6, under Minn. Stat. §580.30 or WEST SIDE Addition, Stearns the property is not redeemed County, Minnesota AMOUNT DUE TO BE DUE

AS OF DATE OF NOTICE:

pre-foreclosure

have

complied with; that no action or Mortgagor(s) released proceeding has been instituted financial obligation: NONE at law or otherwise to recover THIS COMMUNICATION IS And assigned to: PennyMac the debt secured by said FROM A DEBT COLLECTOR mortgage, or any part thereof; Recorded: April 30, 2024 PURSUANT to the power of COLLECT A DEBT. sale contained in said mortgage, INFORMATION OBTAINED the above-described property WILL BE USED FOR THAT will be sold by the Sheriff of PURPOSE. Transaction Agent: Mortgage said county as follows: DATE AND TIME OF SALE:

August 14, 2024 at 10:00 AM

PLACE OF SALE: County THE ORIGINAL CREDITOR NOTICE OF MORTGAGE FORECLOSURE SALE has described as follows: Beginning corner thereof; thence run FOR REDEMPTION occurred in the following at a point on the Northerly

stake; thence at right angles and way of the existing highway. MORTGAGE, parallel with the centerline of 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. Stearns County Recorder rods; thence at right angles in a Property IDs: 07.04021.0000 & Southwesterly direction 5 rods 07.04021.0005 MORTGAGE, AMOUNT DUE AS OF DATE OF to the place of beginning. ALSO EXCEPT: All that Thursday, July 18, 2024 at 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 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 said Railway, which lies

Southeasterly at an angle of THE MORTGAGOR, 70°28' with said Westerly MORTGAGOR'S PERSONAL mortgage and all conditions in boundary of said right of way 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, MAY BE MORTGAGOR: David J. line of the SW ¼ of SW ¼ right on an 01°15' curve, delta REDUCED TO FIVE WEEKS 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 MORTGAGE, ORIGINAL 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 DETERMINING,

PROPERTY ADDRÉSS:

TIME/PLACE OF SALE:

REDEMPTION PERIOD: 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 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

A JUDICIAL ORDER said sale by the mortgagor(s), IF **ENTERED** UNDER STATUTES, 582.032 AMONG PREMISES NOT PROPERTY MORTGAGEE: PennyMac Loan Services, LLC Wilford, Geske & Cook, P.A.

MINNESOTA SECTION DETERMINING, OTHER THINGS, THAT THE under Minn. Stat. §580.23, MORTGAGED the Mortgagor must vacate the ARE IMPROVED WITH A property on or before 11:59 p.m. RESIDENTIAL DWELLING on February 14, 2025, or the OF LESS THAN FIVE UNITS, next business day if February USED IN AGRICULTURAL 14, 2025 falls on a Saturday, PRODUCTION, AND ARE ABANDONED. DATED: June 18, 2024 Attorneys for Mortgagee 7616 Currell Boulevard, Suite

REDUCED TO FIVE WEEKS

Woodbury, MN 55125

File Number: 054753-F1

A JUDICIAL ORDER

OTHER THINGS, THAT THE

CONTAIN A RESIDENTIAL

DWELLING WITH FEWER THAN FIVE UNITS, ARE NOT

USED IN AGRICULTURAL

PRODUCTION, AND ARE

PO Box 432 Sauk Centre, MN

THIS IS AN ATTEMPT TO

DATED: June 6, 2024

Sandvig Law PLLC By: Aaron Sandvig, attorney

COLLECT A DEBT

for mortgagee

320-433-1943

H-23-6B

STATUTES,

PREMISES

582.032

AMONG

ENTERED

SECTION

MORTGAGED

ABANDONED.

(651) 209-3300

H-26-6Bv

BY

SHERBURNE

MINNESOTA.

TOGETHER

DRIVEWAY

SOUTHEAST

SHERBURNE

MINNESOTA,

QUARTER,

THE

UNDER EASEMENT

OF

DATE OF MORTGAGE: May Residential Mortgage Servicer: mortgage and taxes, if any, on LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL And REPRESENTATIVES METROPOLITĂN ASSIGNS, MAY INSURANCE COMPANY Dated: February 6, 2018 Recorded: April 16, 2018 Sherburne County Registrar of Document Number: 54786

And assigned to: MetLife INFORMATION OBTAINED Securitization Trust 2017-1, WILL BE USED FOR THAT PURPOSE. Wilmington Savings Fund Society, FSB as Indenture VERIFICATION OF THE Trustee Dated: March 12, 2024 DEBT AND IDENTITY OF Recorded: March 20, 2024 THE ORIGINAL CREDITOR Sherburne County Registrar of WITHIN PROVIDED BY LAW IS Titles Document Number: 62514 NOT AFFECTED BY THIS Transaction Agent: Mortgage ACTION. THE TIME ALLOWED BY Electronic Registration

assigned

Systems, Inc. LAW FOR REDEMPTION Transaction Agent Mortgage BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL Identification Number: 1002614-9588228616-8 REPRESENTATIVES Lender/Broker/Mortgage REDUCED TO FIVE WEEKS Originator: Great Northern Financial Group, Inc. Residential Mortgage Servicer: IS

MINNESOTA 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 **DESCRIPTION** LEGAL THE OF PROPERTY: LOT

NONEXCLUSIVE

OVER THE WEST 20 FEET

OF THAT PART OF THE

TOWNSHIP 35, RANGE 28,

SOUTHERLY OF LOT 2,

BLOCK 1, COTTON PINES.

PURPOSES

OUARTER

COUNTY,

LYING

SOUTHWEST

SECTION 17.

FOR

NOTICE OF MEETING DATE CHANGE MELROSE TOWNSHIP

be changed due to the Fourth of July holiday falling on the

SECTION 582,032 DETERMINING. AMONO OTHER THINGS, THAT THE ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS ARE NOT PROPERTY USED IN AGRICULTURAL BLOCK 1, COTTON PINES, PRODUCTION, AND ARE COUNTY, 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 Woodbury, MN 55125 (651) 209-3300 File Number: 054306-F1 H-25-6B

The July 4, 2024, Melrose Township meeting date will

first Thursday of the month. been returned unsatisfied, in under Minnesota Statutes

Hall. Cecilia Tylutki Melrose Township Clerk

The monthly meeting will

take place the following week.

Thursday, July 11, 2024, at

7:00 p.m. at the Melrose Town

THE RIGHT TO Dated: January 23, 2024 **VERIFICATION OF THE** Recorded: January 23, 2024

AND IDENTITY DEBT THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY

GIVEN.

occurred

mortgage:

Mortgagor:

Mortgagee:

Electronic

Stearns

THIS ACTION.

LLC, its successors and assigns

Dated: June 7, 2021

Recorded: June 22, 2021

Document No. A1606477

County

Assigned To: loanDepot.com,

that default has in the conditions of the following described Ramona

Matteson, an unmarried woman Mortgage Registration as nominee for loanDepot.com,

Recorder

Stearns County Recorder Document No. A1666783 Transaction Agent: Mortgage Electronic Registration Systems, Inc. Transaction Agent Mortgage \$117,000.00 Identification Number: 100853701043514644 com, LLC Residential Mortgage Servicer: loanDepot.com, LLC Mortgage loanDepot.com, LLC LEGAL DESCRIPTION OF PROPERTY: The Northerly 5 feet of Lot 23, all of Lot 24 Lot 25, all in Block 6, in Pan at law to recover the debt then Park Place Second Addition to remaining secured by such the City of St Cloud, Stearns mortgage, or any part thereof, County, Minnesota This is Abstract Property. TAX PARCEL 82.49779.0000

ADDRESS OF PROPERTY:

PROPERTY IS LOCATED:

IN

1030 32nd Ave N

COUNTY

St Cloud, MN 56303

Stearns PRINCIPAL ORIGINAL AMOUNT OF MORTGAGE: **AMOUNT** DUE CLAIMED TO BE DUE NOTICE IS HEREBY Lender or Broker: loanDepot. AS OF DATE OF NOTICE: \$116,456.90 That prior to the commencement of this mortgage foreclosure Originator: proceeding Mortgagee/ Assignee Mortgagee complied with all notice requirements as required by statute; that no action or Systems, Inc., as mortgagee, and the Southerly 30 feet of proceeding has been instituted

or, if the action or proceeding has been instituted, that the NO.: same has been discontinued, or that an execution upon the must vacate the property if OF LESS THAN FIVE UNITS, judgment rendered therein has

AND

NOTICE OF MORTGAGE FORECLOSURE SALE

whole or in part; WHICH 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: Enforcement Center, Courthouse Square, St. Cloud, to pay the debt then secured by said Mortgage, and taxes, if any, on said premises, and the costs attorneys' fees allowed by law subject to redemption within 6 Months from the date of said sale by the mortgagor(s), their personal representatives assigns. VACATE DATE TO

PROPERTY: The date on or

the mortgage is not reinstated ARE

SECTION

February 13, 2025 at 11:59 RELEASED OR ASSIGNS, UNDER **ENTERED** MINNESOTA STATUTES 582.032, DETERMINING, **AMONG** OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A

NOT

M O R T G A G O R (S)**FROM** FINANCIAL OBLIGATION ON MORTGAGE: NONE THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES MAY BE and disbursements, including REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER

section 580.30 or the property redeemed under Minnesota Statutes section 580.23 is

ABANDONED. Dated: June 3, 2024

PRODUCTION, AND ARE

USED IN AGRICULTURAL

PH-26-1B

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) COMMUNICATION FROM Α

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 before which the mortgagor RESIDENTIAL DWELLING H-24-6B PROPERTY