

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: Mark Joseph Bauer, a married man
Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Quicken Loans Inc., its successors and assigns
Date: 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.

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

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 1/2 of SW 1/4) and that part of the Southwest Quarter of the Southwest Quarter (SW 1/4 of SW 1/4), 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 1/2 acre described as follows: Beginning

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

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 1/4 of SW 1/4 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 1/2 of SW 1/4 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

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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

NOTICE OF MORTGAGE FORECLOSURE SALE

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

ALLOWED 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-26-6B

NOTICE OF FILING DATES FOR ELECTION TO THE SCHOOL BOARD INDEPENDENT SCHOOL DISTRICT NO. 743 SAUK CENTRE SCHOOL DISTRICT STATE OF MINNESOTA

NOTICE IS HEREBY GIVEN that the period for filing affidavits of candidacy for the office of school board member of Independent School District No. 743 shall begin on July 30, 2024, and shall close at 5:00 o'clock p.m. on August 13, 2024.
The general election shall be held on Tuesday, November 5, 2024. At that election, three (3) members will be elected to the School Board for terms of four (4) years each.
Affidavits of Candidacy are available from the school district clerk, 903 State Road, Sauk Centre, MN 56378. The filing fee

for this office is \$2. A candidate for this office must be an eligible voter, must be 21 years of age or more on assuming office, must have been a resident of the school district from which the candidate seeks election for thirty (30) days before the general election, and cannot have been convicted of an offense for which registration is required.
The affidavits of candidacy must be filed in the office of the school district clerk and the filing fee paid prior to 5:00 o'clock p.m. on August 13, 2024.
Dated: July 1, 2024

BY ORDER OF THE SCHOOL BOARD
/s/ Donny Peschel
Superintendent
H-27-2B

NOTICE OF MORTGAGE FORECLOSURE SALE

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

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

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