

SUMMONS

STATE OF MINNESOTA
COUNTY OF STEARNS
DISTRICT COURT
SEVENTH JUDICIAL
DISTRICT
Case Type:
Civil Other: Judicial
Foreclosure
Court File No. 73-CV-24-3723

the Court may decide against you and award the Plaintiff everything asked for in the complaint.

If you do not want to contest the claims stated in the complaint, you do not need to respond. A default judgment can then be entered against you for the relief requested in the complaint.

5. **LEGAL ASSISTANCE.** You may wish to get legal help from a lawyer. If you do not have a lawyer, the Court Administrator may have information about places where you can get legal assistance. **Even if you cannot get legal help, you must still provide a written Answer to protect your rights or you may lose the case.**

6. **ALTERNATIVE DISPUTE RESOLUTION.** The parties may agree to or be ordered to participate in an alternative dispute resolution process under Rule 114 of the Minnesota General Rules of Practice. You must still send your written response to the Complaint even if you expect to use alternative means of resolving this dispute.

7. **THIS LAWSUIT MAY AFFECT OR BRING INTO QUESTION TITLE TO REAL PROPERTY** located in Stearns County, State of Minnesota, legally described as follows:
Lot Ten (10) Block Two (2) OAK KNOLL ADDITION according to the plat and survey thereof on file and of record in the office of the Registrar of Titles, Stearns County, Minnesota

8. **THE OBJECT OF THIS ACTION IS TO:**

a. Foreclose the Mortgage dated January 24, 2020, and filed of record with the office of the Stearns County Registrar of Titles on January 30, 2020, as Document No. T42899, with respect to the property described above; and

b. Obtain all other relief as set forth in the Complaint.
Dated: 5/13/2024

WILFORD, GESKE & COOK, P.A.
By: /s/ Eric D. Cook
Eric D. Cook, #0218807
Attorneys for Plaintiff
7616 Currell Blvd., Suite 200
Woodbury, MN 55125
(651) 209-3300
ecook@wgcmn.com
H-27-3B

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 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.

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
Tax Parcel ID Number: 82.50705.0189
LEGAL DESCRIPTION OF PROPERTY: Lot 10, Block 3, Serenity Plat Two, Stearns

NOTICE OF MORTGAGE FORECLOSURE SALE

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.
MORTGAGOR(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

NOTICE OF MORTGAGE FORECLOSURE SALE

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 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

CERTIFICATE OF ASSUMED NAME Minnesota Statutes Chapter 333

ASSUMED NAME: Visit Sauk Centre.
PRINCIPAL PLACE OF BUSINESS IS: 524 4th St So, Sauk Centre, MN 56378.

NAMEHOLDER(S): Pamela R. Borgmann, 524 4th St So, Sauk Centre, MN 56378.

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/ Pamela R. Borgmann
05/14/2024
H-28-2B

NOTICE OF MORTGAGE FORECLOSURE SALE

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

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 July 16, 2024 at 10:00 AM has been postponed to August 20, 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: July 9, 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-28-1B

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for April 23, 2024 at 10:00 AM has been postponed

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
 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.
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 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-26-6B

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: 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 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

NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE: August 14, 2015

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$145,816.00

MORTGAGOR(S): Ryan W Oldakowski, a single person

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Stearns Lending, LLC, its successors and assigns

DATE AND PLACE OF RECORDING: Recorded: September 15, 2015 Stearns County Recorder
Document Number: A1452069

LOAN MODIFICATION: Dated: June 18, 2021
Recorded: August 3, 2021
Document Number: A1610062

ASSIGNMENTS OF MORTGAGE: And assigned to: PennyMac Loan Services, LLC
Dated: July 16, 2018
Recorded: July 25, 2018 Stearns County Recorder
Document Number: A1525407
Transaction Agent: Mortgage Electronic Registration Systems, Inc.
Transaction Agent Mortgage Identification Number: 100183300003916898
Lender/Broker/Mortgage Originator: Stearns Lending, LLC
Residential Mortgage Servicer: PennyMac Loan Services, LLC

COUNTY IN WHICH PROPERTY IS LOCATED: Stearns

Property Address: 38444 County Road 1, Sartell, MN 56377-9727

Tax Parcel ID Number: 04.01761.0000

LEGAL DESCRIPTION OF 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.

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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

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

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for July 18, 2024 at 10:00 AM has been postponed to September 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: July 3, 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-28-1B