

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 TO RESIDENTS OF SAUK CENTRE TOWNSHIP

A public hearing is being held by the Sauk Centre Township Planning Commission on Tuesday August 6, 2024 at 8:30pm at Magnifi Financial in Sauk Centre. The hearing is to act on a request submitted by Jeff Messer for a Conditional Use Permit for motor vehicle repair accessory for Messer Auto and Repair LLC to be located at 42174 Co Rd 184, parcel #34.22669.0001. All interested parties in opposition to or in favor of are invited to attend.
 Missy Schirmers, clerk
 H-29-1B

NOTICE OF PRIMARY ELECTION FOR RAYMOND TOWNSHIP

NOTICE to the voters of Raymond Township that a Primary Election will be held at the Padua Reception Hall, 33945 Co. Rd. 18, Sauk Centre, MN 56378 on Tuesday, August 13, 2024 from 10:00 o'clock am to 8:00 o'clock pm. For the purpose of determining which Federal and State Offices candidates will be on the November general election Ballot.
 Ginny Borgerding,
 Raymond Township Clerk
 H-29-1B

ORDINANCE NO. 835

AN ORDINANCE OF THE CITY OF SAUK CENTRE AUTHORIZING SUMMARY PUBLICATION OF ORDINANCE 834 ADDING SECTION §30.10 TO THE SAUK CENTRE CITY CODE ESTABLISHING REGULATIONS ALLOWING ACCESS TO CRIMINAL HISTORY INFORMATION FOR SPECIFIED NON-CRIMINAL PURPOSES

THE CITY OF SAUK CENTRE DOES HEREBY ORDAIN:
 Section 1: Publication of the title summarizing Ordinance 834 will clearly inform the public of the intent and effect of the Ordinance.
 Section 2: A printed copy of the text of Ordinance 834 will be available for inspection by any person during regular business hours at the office of the City Clerk or by standard or electronic mail.
 Section 3: This ordinance shall become effective upon its passage and publication as provided by law.
 The foregoing ordinance was duly passed and adopted by the Council of the City of Sauk Centre, Minnesota at its regular meeting on the 3rd day of July, 2024.

By Heidi Leach
 Its Acting Mayor
 By Vicki M. Willer
 Its City Administrator/Clerk
 H-29-1B

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

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

SUMMONS

Truist Bank, Plaintiff,
 vs.
 Olayinka A. Afolabi and Secretary of Housing and Urban Development, Defendants.

THIS SUMMONS IS DIRECTED TO THE ABOVE-NAMED DEFENDANTS:

1. **YOU ARE BEING SUED.** The Plaintiff has started a lawsuit against you. The Plaintiff's Complaint against you is attached to this summons. Do not throw these papers away. They are official papers that affect your rights. You must respond to this lawsuit even though it may not yet be filed with the Court and there may be no court file number on this summons.
 2. **YOU MUST REPLY WITHIN 21 DAYS TO PROTECT YOUR RIGHTS.** You must give or mail to the person who signed this summons a **written response** called an Answer within 21 days of the date on which you received this Summons. You must send a copy of your Answer to the person who signed this summons located at: 7616 Currell Blvd, Suite 200, Woodbury, Minnesota 55125.

3. **YOU MUST RESPOND TO EACH CLAIM.** The Answer is your written response to the Plaintiff's Complaint. In your Answer you must state whether you agree or disagree with each paragraph of the Complaint. If you believe the Plaintiff should not be given everything asked for in the Complaint, you must say so in your Answer.
 4. **YOU WILL LOSE YOUR CASE IF YOU DO NOT SEND A WRITTEN RESPONSE TO THE COMPLAINT TO THE PERSON WHO SIGNED THIS SUMMONS.** If you do not Answer within 21 days, you will lose this case. You will not get to tell your side of the story, and 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

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:
 DATE OF MORTGAGE: October 23, 2006
 MORTGAGORS: Alvina M. Sovich and Karen L. Muellner, both unmarried
 MORTGAGEE: TCF National Bank, A National Banking Association
 DATE AND PLACE OF RECORDING: Recorded: December 5, 2006 Stearns County Recorder
 Document #: 1213541
ASSIGNMENTS OF MORTGAGE:
 Said mortgage was assigned to U.S. Bank Trust National Association, as Trustee for CVF III Mortgage Loan Trust II on May 26, 2017 and said assignment was recorded on July 5, 2017 and given document number A1499193 and subsequently assigned to Mill City Mortgage Loan Trust 2018-2 on October 3, 2018 and said assignment was recorded on November 15, 2018 and given document number A1533389.
LEGAL DESCRIPTION OF PROPERTY:
LOT THREE (3), BLOCK ONE (1), ASPEN SPRINGS, ACCORDING TO THE PLAT

AND SURVEY THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER IN AND FOR STEARNS COUNTY, MINNESOTA
PARCEL ID #: 98.60665.0302
PROPERTY ADDRESS: 805 Aspen Circle, Waite Park, Minnesota 56387
TRANSACTION AGENT: N/A
TRANSACTION AGENT ID NO.: N/A
LENDER OR BROKER: TCF National Bank, A National Banking Association
RESIDENTIAL MORTGAGE ORIGINATOR: N/A
CURRENT MORTGAGE SERVICER: NewRez LLC d/b/a Shellpoint Mortgage Servicing
COUNTY IN WHICH PROPERTY IS LOCATED: Stearns
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$27,800.00
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY PAID BY MORTGAGEE: \$27,568.08
 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 Mortgagors have been released from financial obligation on said Mortgage; that no action or proceeding has been instituted by law to recover that debt secured by said

Mortgage, or any part thereof; that all conditions precedent to foreclosure of the Mortgage and acceleration of the debt secures thereby have been fulfilled;
 PURSUANT to the power of sale therein contained, said Mortgage will be foreclosed and the above-described property will be sold by the Sheriff of said county as follows:
DATE AND TIME OF SALE: September 12, 2024 at 10:00 am
PLACE OF SALE: Stearns County Sheriff's Office, Law Enforcement Center, 807 Courthouse Square, Room S. 100, St. Cloud, MN 56303
 to pay the debt then secured by the Mortgage, and taxes, if any, on said premises, and the costs and disbursements, including attorneys' fees allowed by law, subject to redemption within six (6) months from the date of sale by the mortgagors, 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 of the property redeemed under Minnesota Statutes sections 580.23 is March 12, 2025 at 11:59 p.m. If the foregoing date is Saturday, Sunday, or a legal holiday, then the date to vacate is the next business day at 11:59 p.m.
MORTGAGOR 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.
THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Dated: July 14, 2024
 Mill City Mortgage Loan Trust 2018-2
 Mortgagee
 Kenneth J. Johnson
 Minnesota State Bar No. 0246074
 Johnson, Blumberg & Associates, LLC
 Attorney for Mortgagee
 30 N. LaSalle St., Suite 3650
 Chicago, IL 60602
 Phone 312-541-9710
 Fax 312-541-9711
 H-29-6B

OFFICIAL NOTICE OF PUBLIC TESTING OF OPTICAL SCAN VOTING MACHINES FOR RAYMOND TOWNSHIP TO BE HELD IN PADUA, MINNESOTA

Notice is hereby given that a public accuracy test of the voting equipment to be used during the August 13, 2024 Primary Election will be held on Tuesday, August 6, 2024 at 6:30 pm. At the Padua Reception Hall, Padua Minnesota.
 Ginny Borgerding,
 Raymond Township Clerk
 H-29-1B

NOTICE TO QUALIFIED VOTERS OF SAUK CENTRE TOWNSHIP

A public accuracy test will be held on the election equipment used for the Primary Election on Monday, August 5, 2024 at 8:30pm at Magnifi Financial in Sauk Centre. The Primary Election will be held on Tuesday August 13, 2024. All interested are invited to attend.
 Missy Schirmers, clerk
 H-29-1B

PUBLIC NOTICES

ORDINANCE NO. 836

AN ORDINANCE OF THE CITY OF SAUK CENTRE AMENDING SECTION 70.10 OF THE CITY CODE PROHIBITING EXCESSIVE VEHICLE NOISE

THE CITY COUNCIL OF THE CITY OF SAUK CENTRE HEREBY ORDAINS AS FOLLOWS:

Section 1. Subsection 70.10 (E) Signs shall be amended to add "NO ENGINE BRAKING" to the text of signs.
Section 2. Subsections 70.10 (F) and 70.10 (G) shall be re-entitled 70.10 (G) and 70.10 (H)
Section 3. New Subsection 70.10 (F) shall state "Enforcement of this Chapter shall be the responsibility of the City of Sauk Centre Police Department."
Section 4. This ordinance shall be effective immediately upon its passage and publication.

Dated this 3rd day of July, 2024, at the City of Sauk Centre, Minnesota.

Acting Mayor Heidi Leach

ATTEST: City Administrator Vicki M. Willer H-29-1B

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

CERTIFICATE OF ASSUMED NAME Minnesota Statutes Chapter 333

ASSUMED NAME: TA SAUK CENTRE.
PRINCIPAL PLACE OF BUSINESS IS: 1420 MAIN ST S, SAUK CENTRE, MN 56378 USA.
NAMEHOLDER(S): LV PETROLEUM LLC, 4425 W SUNSET RD, LAS VEGAS, NV 89118 United States.

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/ Valerie Leske
07/03/2024
H-29-2P

CITY OF SAUK CENTRE NOTICE OF CANDIDATE FILING PERIOD

Notice is hereby given that the City of Sauk Centre will accept Affidavits of Candidacy for the November 5, 2024 General Election from the period July 30, 2024 through August 13, 2024 in the Office of the City Administrator, City Hall, 320 Oak Street South, Sauk Centre, MN 56378.

Proper candidate forms will be accepted during the hours of 8:00 a.m. – 4:30 p.m., Monday through Friday and until 5:00 p.m. on August 13. A filing fee of \$2.00 is required. Candidates must maintain residence and be an eligible vote in the City at least 30 days prior to the General Election and have attained the age of 21 prior to assuming office on January 2, 2025.

The offices and their terms subject to an election are as follows:

Council Members (2) - Four Year Terms
/s/ Vicki M. Willer
City Administrator

Published: Sauk Centre Herald 07/18/24 H-29-1B

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

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: 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

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
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

NOTICE OF MORTGAGE FORECLOSURE SALE
Mortgage Originator: loanDepot.com, LLC
LEGAL DESCRIPTION OF PROPERTY: The Northerly 5 feet of Lot 23, all of Lot 24 and the Southerly 30 feet of Lot 25, all in Block 6, in Pan Park Place Second Addition to the City of St. Cloud, Stearns County, Minnesota
This is Abstract Property.
TAX PARCEL NO.: 82.49779.0000
ADDRESS OF PROPERTY: 1030 32nd Ave N St. Cloud, MN 56303
COUNTRY 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

NOTICE OF MORTGAGE FORECLOSURE SALE
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 PM 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
NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE
Pursuant to the provisions of Minnesota Statutes 580.07, the foregoing foreclosure sale, scheduled for July 18, 2024 at 10:00 AM is postponed until August 15, 2024, at 10:00 AM at the Stearns County Sheriff's Office, Law Enforcement Center, St. Cloud, MN in said county and state.
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 PM on August 15, 2025. If this date falls on a Saturday, Sunday, or legal holiday, the date to vacate will be the next business day at 11:59 PM.
DATED: July 3, 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-29-1B

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

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