

PUBLIC NOTICE

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

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

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for August 14, 2024 at 10:00 AM has been postponed to September 17, 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: August 8, 2024
MORTGAGEE: U.S. Bank National Association

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for September 17, 2024 at 10:00 AM has been postponed to October 17, 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: September 10, 2024
MORTGAGEE: U.S. Bank National Association

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for October 17, 2024 at 10:00 AM has been postponed to November 19, 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: October 10, 2024
MORTGAGEE: U.S. Bank National Association

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for November 19, 2024 at 10:00 AM has been postponed to December 19, 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: November 12, 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-46-1B

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:
DATE OF MORTGAGE: March 26, 2021
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$56,500.00
MORTGAGOR(S): Troy M Inderrieden, a single man
MORTGAGEE: Deerwood Bank
DATE AND PLACE OF RECORDING: Recorded: April 1, 2021 Stearns County Recorder
Document Number: A1598624
Transaction Agent: Not Applicable
Transaction Agent Mortgage Identification Number: Not Applicable
Lender/Broker/Mortgage Originator: Deerwood Bank
Residential Mortgage Servicer: Deerwood Bank
COUNTY IN WHICH PROPERTY IS LOCATED: Stearns
Property Address: 426 20th Ave North, Saint Cloud, MN 56303
Tax Parcel ID Number: 82.45802.0000

LEGAL DESCRIPTION OF PROPERTY: The North 10 feet of Lot Seventeen (17) and all of Lot Eighteen (18), Block Three (3), Coates, Cooper and Freeman's Addition to St. Cloud, Stearns County, Minnesota
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$54,533.50
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: December 04, 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 June 04, 2025, or the next business day if June 04, 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: October 8, 2024
MORTGAGEE: Deerwood Bank Inc., dba Deerwood Bank
Wilford, Geske & Cook, P.A.
Attorneys for Mortgagee
7616 Currell Boulevard, Suite 200
Woodbury, MN 55125
(651) 209-3300
File Number: 054958-F1
H-42-6B

NOTICE OF MORTGAGE FORECLOSURE SALE

Lender/Broker/Mortgage Originator: PennyMac Loan Services, LLC
Residential Mortgage Servicer: PennyMac Loan Services, LLC
COUNTY IN WHICH PROPERTY IS LOCATED: Stearns
Property Address: 1209 Providence Ln, Sartell, MN 56377
Tax Parcel ID Number: 92.57044.0444
LEGAL DESCRIPTION OF PROPERTY: Lot 10, Block 1, Providence of Sartell, Stearns County, Minnesota
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$398,187.36
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: December 04, 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 June 04, 2025, or the next business day if June 04, 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: October 8, 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: 055290-F1
H-42-6B

NOTICE OF MORTGAGE FORECLOSURE SALE

COUNTY IN WHICH PROPERTY IS LOCATED: Stearns
Property Address: 36549 Pelican Lake Road, Avon, MN 56310
Tax Parcel ID Number: 03.01418.0000
LEGAL DESCRIPTION OF PROPERTY: Lot Two (2) and that part of Lot Three (3) of Nod Hill Addition, according to the plat and survey thereof on file and of record in the Office of the Register of Deeds in and for Stearns County, Minnesota, and being a part of Government Lot Two (2) of Section Eight (8), in Township One Hundred Twenty-five (125) North, of Range Thirty (30) West, described as follows: Commencing at the Northeast corner of said Lot 3; thence Southwesterly along the East line of said Lot for a distance of 25 feet; thence Northwesterly parallel with the Northerly line of said Lot to shore of Pelican Lake; thence Northeasterly along shore of Pelican Lake to the Northwest corner of said Lot 3; thence Southeasterly along the Northerly line of said Lot to the point of beginning, in Stearns County, Minnesota.
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$189,594.62
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: December 18, 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 June 18, 2025, or the next business day if June 18, 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: October 24, 2024
MORTGAGEE: Colonial Savings, F.A.
Wilford, Geske & Cook, P.A.
Attorneys for Mortgagee
7616 Currell Boulevard, Suite 200
Woodbury, MN 55125
(651) 209-3300
File Number: 055441-F1
H-44-6B

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:
DATE OF MORTGAGE: December 20, 2012
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$263,700.00
MORTGAGOR(S): Craig L Humphries and Jean D Humphries, husband and wife
MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Fairway Independent Mortgage Corporation, its successors and assigns
DATE AND PLACE OF RECORDING: Recorded: January 7, 2013 Stearns County Recorder
Document Number: A1388349
ASSIGNMENTS OF MORTGAGE: And assigned to: Colonial Savings, F.A.
Dated: October 10, 2024
Recorded: October 14, 2024 Stearns County Recorder
Document Number: A1680476
Transaction Agent: Mortgage Electronic Registration Systems, Inc.
Transaction Agent Mortgage Identification Number: 100392495750014611
Lender/Broker/Mortgage Originator: Fairway Independent Mortgage Corporation
Residential Mortgage Servicer: Colonial Savings, F.A.

CITY OF SAUK CENTRE NOTICE OF BOARD & COMMISSION OPENINGS

Notice is hereby given that the City of Sauk Centre will consider the appointment of nominees for the following Boards & Commissions whose terms are expiring at 2024 year-end. It is the intent of the City Council to fill these vacant seats at the last Regular City Council Meeting of the year.
The following Boards & Commissions will expire December 31, 2024.

BOARD/COMMISSION	POSITIONS	TERM
Park Board	2	2 Years
Planning Commission	1	3 Years
Public Utilities Commission	1	3 Years
Senior Center Board	3	3 Years

Interested persons may either submit a nomination letter or pick up a nomination form seeking appointment and return it to the City Administration Office, 320 Oak Street South, Sauk Centre, MN 56378. The deadline for submitting your nomination letter or form is Wednesday, November 27, 2024 at 4:30 P.M.
s/Vicki Willer
City Administrator
H-45-2B

Stearns County Board of Commissioners Notice of Public Hearing

Notice is hereby given that the Stearns County Board of Commissioners, in and for the County of Stearns, will conduct a public hearing to consider enactment of Ordinance Number 679 (Stearns County Cannabis Events, Retail Business Registration and Compliance Ordinance) and 680 (an Ordinance amending Stearns County Land Use and Zoning Ordinance #439 for cannabis businesses). Copies of the proposed changes can be found by visiting <https://www.stearnscountymn.gov/> (click on Public Notices) or contacting Environmental Services.
Notice is further given that the above hearing will be held on Tuesday, November 19, 2024, beginning at 9:00 a.m. or soon thereafter in the County Board Room of the Stearns County Administration Center, located at 705 Courthouse Square, St. Cloud, MN 56303.
Please contact Angie Berg, Stearns County Land Use Division Supervisor, at 320-656-3613 or angie.berg@stearnscountymn.gov with questions or to submit written testimony on or before, November 12, 2024. Written testimony may also be mailed to the Stearns County Environmental Services Department, Service Center, 3301 County Road 138, Waite Park, MN 56387.
PH-41/43/46-3B

Public Lien Sale

To satisfy the owner's storage lien, Golden Storage LLC @914 Main Street S, Sauk Centre, MN 56378, will sell at public lien sale on December 5th 2024 the personal property in the unit, which may include but are not limited to "house-

hold and personal items, office and other equipment. Tenant - Darla Tucker, unit #8116 an 5x10. The public sale on these items will begin at 9:30 AM respectively. The minimum bid is \$400 and buyer must empty the unit(s) within 48 hours of the sale or rent the unit at the going monthly rate.
H-45-2B