PUBLIC NOTICES

## NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN Systems, Inc. that default has occurred in Transaction Agent Mortgage January 08, 2025 at 10:00 AM the conditions of the following Identification described mortgage:

DATE OF December 30, 2016 ORIGINAL AMOUNT OF MORTGAGE: MidFirst Bank

\$121,754.00 MORTGAGOR(S): John G PROPERTY IS LOCATED: Moen, a married person

MORTGAGEE: Registration Electronic Systems, Inc., as mortgagee, Tax as nominee for BankVista, its successors and assigns

DATE AND PLACE OF RECORDING:

Recorded: January 3, 2017 Stearns County Recorder Document Number: A1486356 ASSIGNMENTS OF

MORTGAGE: And assigned to: First Guaranty

Mortgage Corporation Dated: July 17, 2019

Recorded: July 19, 2019 Stearns THAT all County Recorder

Document Number: A1548196 And assigned to: MidFirst Bank, a Federally Chartered Savings Association

Dated: March 23, 2023 Recorded: March 24, 2023

Stearns County Recorder Document Number: A1650539

Electronic

100429600000022069 MORTGAGE: Lender/Broker/Mortgage Enforcement Center, Originator: BankVista

PRINCIPAL Residential Mortgage Servicer: COUNTY IN

Stearns Mortgage Property Address: 560 Hazel Ave E, Kimball, MN 55353

60.34496.0000 LEGAL DESCRIPTION OF

PROPERTY: Lot Twenty-eight assigns. (28) and the East Half (E<sup>1/2</sup> If the Mortgage is not reinstated DETERMINING, Block One (1), in Sherwood's the property is not redeemed MORTGAGED Addition to Kimball Prairie, under Minn. Stat. §580.23, Stearns County, Minnesota.

AMOUNT DUE CLAIMED AS OF DATE OF NOTICE: business day if July 08, 2025 \$105.369.38

pre-foreclosure legal holiday. requirements have complied with; that no action or financial obligation: NONE proceeding has been instituted THIS COMMUNICATION IS the debt secured by said ATTEMPTING mortgage, or any part thereof; the above-described property PURPOSE. Transaction Agent: Mortgage will be sold by the Sheriff of THE Registration said county as follows:

DATE AND TIME OF SALE: DEBT AND IDENTITY OF Number: PLACE OF SALE: County Law Sheriff s office, 807 Courthouse Square, St. Cloud, Minnesota

to pay the debt secured by said LAW FOR REDEMPTION WHICH mortgage and taxes, if any, on BY THE MORTGAGOR, THE said premises and the costs MORTGAGOR'S PERSONAL and disbursements, including REPRESENTATIVES attorney fees allowed by law, OR ASSIGNS, MAY BE subject to redemption within REDUCED TO FIVE WEEKS Parcel ID Number: six (6) months from the date of IF A JUDICIAL ORDER said sale by the mortgagor(s), IS their personal representatives or MINNESOTA

of Lot Twenty-seven (27), under Minn. Stat. §580.30 or OTHER THINGS, THAT THE the Mortgagor must vacate the AND property on or before 11:59 p.m. OF LESS THAN FIVE UNITS, TO BE DUE on July 08, 2025, or the next falls on a Saturday, Sunday or

been Mortgagor(s) released from at law or otherwise to recover FROM A DEBT COLLECTOR TO COLLECT A DEBT. ANY PURŠUANT to the power of INFORMATION OBTAINED sale contained in said mortgage, WILL BE USED FOR THAT TO

RIGHT VERIFICATION OF THE

## NOTICE OF MORTGAGE FORECLOSURE SALE

described mortgage:

OF DATE March 26, 2021 ORIGINAL

AMOUNT OF MORTGAGE: Minnesota \$56,500.00

Inderrieden, a single man

MORTGAGEE: Deerwood Bank

AND PLACE OF DATE RECORDING:

Recorded: April 1, 2021 Stearns County Recorder

Document Number: A1598624 Transaction Agent:

Applicable Transaction Agent Mortgage Identification Number: Not Applicable

Lender/Broker/Mortgage Originator: Deerwood Bank

Deerwood Bank COUNTY IN PROPERTY IS LOCATED: Sheriff's

Stearns North, Šaint Cloud, MN 56303 Minnesota Tax 82.45802.0000

AMOUNT DUE MORTGAGOR(S): Troy M CLAIMED TO BE DUE under Minn. Stat. §580.30 or IS \$54,533.50 THAT all requirements have complied with; that no action or on June 04, 2025, or the next proceeding has been instituted business day if June 04, 2025 the debt secured by said legal holiday.

Not mortgage, or any part thereof; PURŠUANT to the power of financial obligation: NONE sale contained in said mortgage, the above-described property FROM A DEBT COLLECTOR will be sold by the Sheriff of ATTEMPTING said county as follows: DATE AND TIME OF SALE: INFORMATION OBTAINED

AM WHICH PLACE OF SALE: County office, Enforcement Center, Property Address: 426 20th Ave Courthouse Square, St. Cloud, THE ORIGINAL CREDITOR Parcel ID Number: to pay the debt secured by said PROVIDED BY

mortgage and taxes, if any, on NOT AFFECTED BY THIS

NOTICE IS HEREBY GIVEN LEGAL DESCRIPTION OF said premises and the costs ACTION. that default has occurred in PROPERTY: The North 10 and disbursements, including THE TIME ALLOWED BY the conditions of the following feet of Lot Seventeen (17) and attorney fees allowed by law, LAW FOR REDEMPTION all of Lot Eighteen (18), Block subject to redemption within BY THE MORTGAGOR, THE MORTGAGE: Three (3), Coates, Cooper six (6) months from the date of MORTGAGOR'S PERSONAL and Freeman's Addition to said sale by the mortgagor(s), REPRESENTATIVES PRINCIPAL St. Cloud, Stearns County, their personal representatives or OR ASSIGNS, MAY BE assigns.

AND If the Mortgage is not reinstated IF AS OF DATE OF NOTICE: the property is not redeemed MINNESOTA under Minn. Stat. §580.23, pre-foreclosure the Mortgagor must vacate the DETERMINING. been property on or before 11:59 p.m. at law or otherwise to recover falls on a Saturday, Sunday or RESIDENTIAL DWELLING

Mortgagor(s) released from THIS COMMUNICATION IS TO COLLECT A DEBT. ANY Residential Mortgage Servicer: December 04, 2024 at 10:00 WILL BE USED FOR THAT PURPOSE.

THE Law VERIFICATION OF THE 807 DEBT AND IDENTITY OF WITHIN THE TIME LAW IS

THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

THE TIME ALLOWED BY ENTERED UNDER STATUTES, SECTION 582.032. AMONG PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING PROPERTY ARE NOT USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

DATED: November 17, 2024 MORTGAGEE: MidFirst Bank

Wilford, Geske & Cook, P.A. Attorneys for Mortgagee 7616 Currell Boulevard, Suite

200 Woodbury, MN 55125

(651) 209-3300 File Number: 055662-F1

H-47-6B

**REDUCED TO FIVE WEEKS** A JUDICIAL ORDER UNDER ENTERED STATUTES, SECTION 582.032 AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A OF LESS THAN FIVE UNITS, ARE PROPERTY NOT USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

DATED: October 8. 2024

Bank Inc., dba Deerwood Bank Wilford, Geske & Cook, P.A.

7616 Currell Boulevard, Suite 200

of Government Lot Two (2) of Section Eight (8), in Township One Hundred MORTGAGEE: Deerwood (125) North, of Range Thirty (30) West, described as follows: Commencing at the Northeast Attorneys for Mortgagee corner of said Lot 3; thence Southwesterly along the East line of said Lot for a distance of Woodbury, MN 55125 (651) 209-3300 H-42-6B

> Lot 3; thence Southeasterly along the Northerly line of said Lot to the point of beginning, in Stearns County, Minnesota. TIME

AND AMOUNT DUE CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$189,594.62

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# **PUBLIC NOTICE**

MORTGAGE:

PRINCIPAL

Craig

Mortgage

Registration

Mortgage

Registration

Number:

Fairway

WHICH

36549

Mortgage

described mortgage:

December 20, 2012

MORTGAGOR(S):

MORTGAGEE:

Electronic

Independent

**RECORDING:** 

ASSIGNMENTS

MORTGAGE:

Savings, F.A.

Electronic

Systems, Inc.

Identification

Originator:

Independent

Corporation

03.01418.0000

100392495750014611

assigns

AMOUNT OF MORTGAGE:

L Humphries and Jean D

Humphries, husband and wife

Systems, Inc., as mortgagee,

as nominee for Fairway

Corporation, its successors and

DATE AND PLACE OF

Recorded: January 7, 2013

Document Number: A1388349

And assigned to: Colonial

Recorded: October 14, 2024

Document Number: A1680476

Transaction Agent: Mortgage

Transaction Agent Mortgage

Lender/Broker/Mortgage

Residential Mortgage Servicer:

IN

Address:

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

Twenty-five

Stearns County Recorder

Dated: October 10, 2024

Stearns County Recorder

DATE OF

ORIGINAL

\$263,700.00

## NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN proceeding has been instituted that default has occurred in the at law or otherwise to recover conditions of the following 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 COMMUNICATION THIS FROM A DEBT IS COLLECTOR ATTEMPTING

TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

RIGHT THE 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 ENTERED IS UNDER MINNESOTA STATUTES SECTION 582.032 DETERMINING, AMONC 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.

the Northwest corner of said DATED: October 24, 2024 MORTGAGEE: Colonial Savings, F.A.

Wilford, Geske & Cook, P.A. Attorneys for Mortgagee 7616 Currell Boulevard, Suite

200Woodbury, MN 55125 (651) 209-3300

the conditions of the following Services, LLC described mortgage: DATE OF MÖ́RŤGAGE: May

21,2020

ORIGINAL

\$417,000.00

MORTGAGOR(S):

Husband and Wife

MORTGAGEE:

Electronic

and assigns

DATE AND

RECORDING:

Recorded: May

ASSIGNMENTS

Loan Services, LLC

MORTGAGE:

Electronic

Systems, Inc.

Identification

NOTICE IS HEREBY GIVEN Lender/Broker/Mortgage Sheriff's that default has occurred in Originator: PennyMac Loan Enforcement Center, Residential Mortgage Servicer: Minnesota

NOTICE OF MORTGAGE FORECLOSURE SALE

assigns. COLLECT A DEBT. PURPOSE. THE RIGHT

office. Law WITHIN Courthouse Square, St. Cloud, NOT AFFECTED BY THIS PennyMac Loan Services, LLC to pay the debt secured by said THE TIME ALLOWED BY WHICH mortgage and taxes, if any, on LAW FOR REDEMPTION said premises and the costs BY THE MORTGAGOR, THE and disbursements, including MORTGAGOR'S PERSONAL attorney fees allowed by law, REPRESENTATIVES subject to redemption within OR ASSIGNS, MAY BE six (6) months from the date of REDUCED TO FIVE WEEKS said sale by the mortgagor(s), IF A JUDICIAL ORDER their personal representatives or IS PROPERTY: Lot 10, Block 1, If the Mortgage is not reinstated Providence of Sartell, Stearns under Minn. Stat. §580.30 or DETERMINING, the property is not redeemed OTHER THINGS, THAT THE under Minn. Stat. §580.23, MORTGAGED TO BE DUE the Mortgagor must vacate the ARE IMPROVED WITH A property on or before 11:59 p.m. on June 04, 2025, or the next pre-foreclosure business day if June 04, 2025 been falls on a Saturday, Sunday or proceeding has been instituted Mortgagor(s) released from THIS COMMUNICATION IS FROM A DEBT COLLECTOR TO ANY the above-described property INFORMATION OBTAINED will be sold by the Sheriff of WILL BE USED FOR THAT TO VERIFICATION OF THE DEBT AND IDENTITY OF PLACE OF SALE: County THE ORIGINAL CREDITOR

ACTION.

THE

File Number: 054958-F1

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

807 PROVIDED BY LAW IS

Colonial Savings, F.A. COUNTY PROPERTY IS LOCATED: Stearns Property Pelican Lake Road, Avon, MN 56310 Tax Parcel ID Number:

COUNTY IN PRINCIPAL PROPERTY IS LOCATED: AMOUNT OF MORTGAGE: Stearns Address: 1209 Property Darrell Providence Ln, Sartell, MN Gerdes, II and Holly A. Supan, 56377 Tax Parcel ID Number: 92.57044.0444 Mortgage LEGAL DESCRIPTION OF Registration Systems, Inc., as mortgagee, as nominee for PennyMac Loan Services, LLC, its successors County, Minnesota DUE AMOUNT AND PLACE OF CLAIMED AS OF DATE OF NOTICE: 2020 \$398,187.36 29. Stearns County Recorder THAT all Document Number: A1570069 requirements have complied with; that no action or legal holiday. OF at law or otherwise to recover financial obligation: NONE And assigned to: PennyMac the debt secured by said mortgage, or any part thereof; Dated: September 20, 2024 Recorded: September 20, 2024 PURSUANT to the power of ATTEMPTING Stearns County Recorder sale contained in said mortgage, Document Number: A1679151 Transaction Agent: Mortgage said county as follows: Registration DATE AND TIME OF SALE: Transaction Agent Mortgage December 04, 2024 at 10:00 Number: AM 1007159-7000565918-8

ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032 AMONG PREMISES RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, NOT PROPERTY ARE 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

pre-foreclosure THAT all requirements have been complied with; that no action or

File Number: 055441-F1 H-44-6B

## **City of Sauk Centre Notice of Proposed Total Budget and Property Taxes**

The Sauk Centre city council will hold a public hearing on its budget and on the amount of property taxes it is proposing to collect to pay for the costs of services the city will provide in 2025

All Sauk Centre city residents are invited to attend the public hearing of the city council to express their opinions on the budget and on the proposed amount of 2025 property taxes. The hearing will be held on:

Wednesday, December 4, at 6:30 p.m. Sauk Centre City Hall 320 Oak Street South Sauk Centre

If the discussion of the budget cannot be completed, a time and place for continuing the discussion will be announced at the hearing. You are also invited to send you written comments to: City of Sauk Centre City Administrator

320 Oak Street S, Sauk Centre, MN 56378

H-47-1B

### **PROBATE NOTICE**

STATE OF MINNESOTA COUNTY OF STEARNS SEVENTH JUDICIAL DISTRICT DISTRICT COURT PROBATE DIVISION Court File No: 73-PR-24-9124

#### NOTICE AND ORDER OF HEARING ON PETITION FOR PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS

Estate of Mildred E. Bromenshenkel, Decedent.

It is Ordered and Notice is given that on December 20, 2024, at 8:45 a.m., a hearing will be held in this Court at 725Courthouse Square, St. Cloud,

Minnesota, for the formal pro- (subject to Minnesota Statutes bate of an instrument purport- section 524.3-801) all crediing to be the Will of the Dece- tors having claims against the dent dated, October 12, 2000, Estate are required to present ("Will"), and for the appoint- the claims to the Personal Repment of Therese Friedrichs, resentative or to the Court Adwhose address is 20393 170th ministrator within four months Street, Osakis, MN, 56360 as after the date of this Notice or Personal Representative of the the claims will be barred. Estate of the Decedent in an BY THE COURT UNSUPERVISED tration. Any objections to the petition must be filed with the Court prior to or raised at the Dated: November 12, 2024 hearing. If proper and if no objections are filed or raised, the Personal Representative will be appointed with full power to administer the Estate including the power to collect all assets, to pay all legal debts, claims, taxes and expenses, to sell real and personal property, and to do all necessary acts for the Estate Notice is also given that

adminis- Dated: November 12, 2024 /s/ Vicki E. Landwehr Judge of District Court /s/ George Lock

Court Administrator Attorney for Petitioner Neil T. Nelson Obenland and Nelson 605 South Lakshore Drive Glenwood, MN 56334 Attorney License No. 0388073 Telephone: (320) 634-4581 FAX: (320) 634-4583 Email: neil@onlawmn.com H-47-2B