

PUBLIC NOTICES

NOTICE OF SHERIFF'S SALE

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

NOTICE OF SHERIFF'S SALE UNDER JUDGEMENT AND DECREE

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

NOTICE IS HEREBY GIVEN that on January 30, 2025, at 10:00 a.m., at the County Sheriff's office, Law Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota 56303, the Sheriff of Stearns County will sell to the highest bidder for cash at public auction the real property 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;

Property Address: 1919 Summit Drive, Saint Cloud, MN 56303

This sale is directed by, and will be made pursuant to the Findings of Fact, Conclusions of Law, Order for Judgment and Decree entered in the above-entitled action on October 9, 2024, and describing the real property to be sold, in order to satisfy the judgment found due and owing to Truist Bank. A certified copy of the Findings of Fact, Conclusions of Law, Order for Judgment and Decree has been delivered to the office of the Ramsey County Sheriff, and is attached.
 Dated: November 6, 2024

WILFORD, GESKE & COOK, P.A.

By: /s/ *Eric D. Cook*
 Eric D. Cook, #0218807
 Attorney for Plaintiff
 7616 Currell Blvd., Suite 200
 Woodbury, MN 55125
 (651) 209-3300

Dated: November 8, 2024

**STEVE SOYKA
 SHERIFF OF STEARNS COUNTY**

By: /s/ *Jamie Florek*
 Deputy Sheriff
 H-48-6B

NOTICE OF SHERIFF'S SALE

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

NOTICE OF SHERIFF'S SALE UNDER JUDGEMENT AND DECREE

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

NOTICE IS HEREBY GIVEN that on January 30, 2025, at 10:00 a.m., at the County Sheriff's office, Law Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota 56303, the Sheriff of Stearns County will sell to the highest bidder for cash at public auction the real property 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;

Property Address: 1919 Summit Drive, Saint Cloud, MN 56303

This sale is directed by, and will be made pursuant to the Findings of Fact, Conclusions of Law, Order for Judgment and Decree entered in the above-entitled action on October 9, 2024, and describing the real property to be sold, in order to satisfy the judgment found due and owing to Truist Bank. A certified copy of the Findings of Fact, Conclusions of Law, Order for Judgment and Decree has been delivered to the office of the Ramsey County Sheriff, and is attached.
 Dated: November 6, 2024

WILFORD, GESKE & COOK, P.A.

By: /s/ *Eric D. Cook*
 Eric D. Cook, #0218807
 Attorney for Plaintiff
 7616 Currell Blvd., Suite 200
 Woodbury, MN 55125
 (651) 209-3300

Dated: November 8, 2024

**STEVE SOYKA
 SHERIFF OF STEARNS COUNTY**

By: /s/ *Jamie Florek*
 Deputy Sheriff
 H-48-3B

**RAYMOND TOWNSHIP
 NOTICE OF ELECTION FILING**

Notice is hereby given that a township election for the Township of Raymond, County of Stearns, will be held on Tuesday, March 11, 2025 from 5 p.m. to 8:00 p.m. in the backroom of Padua Pub.

Affidavits of Candidacy may be filed at Ginny Borgerding's residence at 45046 320th Street, Brooten, MN 56316 by calling (320) 808-4186. Filing period is December 31, 2024 to January 14, 2025 for the following offices:

- One Supervisor (3 Year Term)
- One Treasurer (2 Year Term)

The following question will be on the ballot: **OPTION B – APPOINTMENT OF TREASURER BY TOWN BOARD – Shall Option B, providing for the appointment of the treasurer by the town board be adopted for the government of the town?**

The Clerk's office will be open for filing from 1 p.m. to 5 p.m. at 45046 320th Street, Brooten, MN 56316 on January 14, 2025. Please call (320) 808-4186 beforehand. There is a filing fee of \$2.00.

/s/ Ginny Borgerding
 Raymond Township Clerk
 H-49-3B

**CERTIFICATE OF ASSUMED NAME
 Minnesota Statutes
 Chapter 333**

ASSUMED NAME: Equipment Automations.
 PRINCIPAL PLACE OF BUSINESS IS: 801 CHINOOK AVE SW, AVON, MN 56310 USA.

APPLICANT(S): Hardline North LLC, 220 4TH STREET, PO BOX 7, ALBANY, MN 56307 USA.

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/ James Czajkowski
 12/03/2024
 H-49-2P

PROBATE NOTICE

STATE OF MINNESOTA
 COUNTY OF STEARNS
 SEVENTH JUDICIAL DISTRICT
 DISTRICT COURT
 PROBATE DIVISION
 Court File No:
 73-PR-24-9114

NOTICE OF INFORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS

Estate of
 Janet P. Blum,

Decedent.

Notice is given that an application for informal probate of Decedent's Will, dated

February 9, 2016, and separate writings under Minnesota Statutes section 524.2-513, dated May 15, 2016, ("Will"), has been filed with the Registrar. The application has been granted.

Notice is also given that the Registrar has informally appointed Nicole M. Meyer, whose address is 8300 County Road 6, St. Cloud, Minnesota, 56301, as personal representatives of the Estate of the Decedent. Any heir, devisee or other interested person may be entitled to appointment as personal representative or may object to the appointment of the personal representative. Unless objections are filed with the Court (pursuant to Minnesota Statutes section 524.3-607) and

the Court otherwise orders, the personal representative has full power to administer the Estate, including, after 30 days from the date of issuance of letters, the power to sell, encumber, lease or distribute real estate.

Any objections to the probate of the Will or appointment of the Personal Representatives must be filed with this Court and will be heard by the Court after the filing of an appropriate petition and proper notice of hearing.

Notice is also given that (subject to Minnesota Statutes section 524.3-801) all creditors having claims against the Estate are required to present the claims to the personal representative or to the Court Administrator within four months

after the date of this Notice or the claims will be barred.

Dated: 11-20-2024
 /s/ *Gina DeVilbiss-Hendry*
 Registrar

Dated: 11-20-2024
 /s/ *George Lock*
 Court Administrator

Attorney for Personal Representative
 Craig Hanson
 Hanson Law Office, PA
 1010 West St. Germain Street, Suite 750
 St. Cloud, MN 56301
 Attorney License No: 0311297
 Telephone: (320) 257-3388
 FAX: (320) 371-0102
 Email: craig@hanlawoffice.com

H-48-2B

STATE OF MINNESOTA
COUNTY OF STEARNS
DISTRICT COURT
SEVENTH JUDICIAL
DISTRICT
Case Type: Contract/Foreclosure/Receivership
Court No: 73-CV-22-9946
Judge Mary B. Mahler

ARENA LIMITED SPV, LLC,
a Delaware limited liability
company,
Plaintiff,
vs.
SCCS PROPERTY SPV LLC,
a Delaware limited liability
company, et al.,
Defendants.

**NOTICE OF MORTGAGE
FORECLOSURE SALE
UNDER JUDGMENT AND
DECREE**

**NOTICE IS HEREBY
GIVEN**, that under and by virtue of the Order for Entry of Judgment of Foreclosure and for Dismissal of Claims (the "Judgment") entered in the above entitled mortgage foreclosure action on September 9, 2024, a certified copy of which has been delivered to me, directing the sale of the mortgaged premises hereinafter described to satisfy the amount found and adjudged to be due Arena Limited SPV, LLC ("Plaintiff"), the plaintiff in the above entitled action from Defendants SCCS Property SPV LLC ("SCCS"), TE Real Estate Holdings, LLC, TE MLE SPV, LLC, Ironwood Logistics LLC, f/k/a St. Cloud Cold Storage LLC, and Tartan Engler LLC (collectively and together with SCCS, the "Defendants"), the Sheriff of Stearns County, Minnesota, will sell at public auction to the highest bidder for cash on January 15, 2025 at 10:00 am at the Stearns County Sheriff's Office, Law Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota 56302, the premises and real estate described in said Judgment, to wit:

Real property in the City of Waite Park, County of Stearns, State of Minnesota, described as follows:
Lot 1, Block 1, St. Cloud Cold Storage, according to the recorded plat thereof, Stearns County, Minnesota.
ABSTRACT PROPERTY.
Plaintiff, to the best of its knowledge, provide the following information regarding the Mortgaged Premises:

1. The physical street address, city and ZIP Code of the mortgaged premises are 511 28th Avenue South, Waite Park, MN 56387.
2. The tax parcel identification number of the mortgaged premises is 98.60820.0900.
3. The mortgaged premises are encumbered by that certain Mortgage and Security Agreement, dated October 26, 2021, and recorded in the Office of the County Recorder, Stearns County, Minnesota, on November 1, 2021, as Document No. A1618315 and by that certain Assignment of Leases and Rents, dated October 26, 2021, and recorded in the Office of the County Recorder, Stearns County, Minnesota, on November 1, 2021, as Document No. A1618316.
4. The name of the mortgagor is SCCS Property SPV LLC.
5. Original principal amount of the mortgage: \$25,970,000.
6. The name of the mortgage servicer and the lender or broker is Arena Limited SPV, LLC.
7. The name of the mortgage originator is Arena Limited SPV, LLC.
8. As of October 30, 2024, the amount due on the Judgment and mortgage is \$25,487,444.96. Interest accrues on this Judgment amount under Minn. Stat. § 549.09 at the rate of 10% per annum from and after October 30, 2024 or a daily rate of \$6,982.86. As of date of this notice, the amount due on the Judgment and mortgage is \$25,668,999.37.
9. Pursuant to the terms of the Judgment, the Defendants, including the mortgagor, are barred and foreclosed from asserting any right, title or interest in the premises, **including any right of redemption**.
Dated: November 25, 2024

**STEVE SOYKA
SHERIFF OF
STEARNS COUNTY**
By: /s/ Jamie Florek
Deputy Sheriff
Attorneys for Plaintiff Arena Limited, SPV, LLC
Fabyanske, Westra, Hart & Thomson, P.A.
Paul L. Ratelle (#127632)
80 South 8th Street
Suite 1900
Minneapolis, MN 55402
Tel: (612) 359-7600
pratelle@fwhlaw.com

P-48-6B

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.

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:
DATE OF MORTGAGE: December 30, 2016
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$121,754.00
MORTGAGOR(S): John G Moen, a married person
MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, 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 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
Transaction Agent: Mortgage Electronic Registration Systems, Inc.

**NOTICE OF SHERIFF'S
SALE**
STATE OF MINNESOTA
COUNTY OF STEARNS
DISTRICT COURT
SEVENTH JUDICIAL
DISTRICT
Case Type: Foreclosure
Court No: 73-CV-23-9062
Vanderbilt Mortgage and Finance, Inc.,
Plaintiff,
v.
Jay H. Seguin, and all other persons unknown claiming any right, title, estate, interest, or line in the real estate described in the Complaint herein,
Defendants.

**NOTICE OF SHERIFF'S
SALE
UNDER JUDGMENT AND
DECREE -
REAL PROPERTY**
**NOTICE IS HEREBY
GIVEN**, that under and by virtue of Judgment made and entered in the above entitled action on the 30th day of May, 2024, by the District Court of Stearns County, Minnesota, Seventh Judicial District, a certified copy of which has been delivered to me directing the sale of the premises hereinafter described, to satisfy the amount found and adjudged due Plaintiff in the above entitled action from Defendant Jay H. Seguin, as prescribed in

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

NOTICE OF MORTGAGE FORECLOSURE SALE
DATE AND TIME OF SALE: January 08, 2025 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 Mortgagee must vacate the property on or before 11:59 p.m. on July 08, 2025, or the next business day if July 08, 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: 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

the Judgment, the undersigned Sheriff of Stearns County will sell at public auction, to the highest bidder, for cash, on the 16th day of January, 2025, at 10:00 a.m., at 705 Courthouse Square, St. Cloud, MN 56303, the premises and real estate lying and being in the County of Stearns, State of Minnesota, described in said Judgment to wit:
Lot Twenty-eight (28), Block One (1), Roosevelt Place, according to the plat and survey thereof on file and of record in the office of the County Recorder for Stearns County, Minnesota.
Commonly referred to as 144 30th Avenue North, St. Cloud, Minnesota 56303 (hereinafter the "Premises") together with (i) all buildings and improvements now or hereafter located on the Premises (the "Improvements"); (ii) all of the estate, right, title, claim, or demand of any nature whatsoever of Jay H. Seguin (the "Borrower") either in law or in equity, in possession or expectancy, in and to the Mortgaged Property (as defined below) or any part thereof; (iii) all easements, rights-of-way, gores of land, streets, ways, alleys, passages, sewer rights, waters, water courses, water rights and powers, and all estates, rights, titles, interests, privileges, liberties, tenements, hereditaments, and appurtenances of any nature whatsoever, in any way be-

longing, relating, or pertaining to the Mortgaged Property (including, without limitation, any and all development rights, air rights or similar comparable rights of any nature whatsoever nor or hereafter appurtenant to the Premises or now or hereafter transferred to the Premises) and all land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the Premises to the center line thereof; (iv) all machinery, apparatus, equipment's, fittings, fixtures and other property of every kind and nature whatsoever owned by the Borrower, or in which the Borrower has or may have an interest, now or hereafter located upon the Mortgaged Property, or appurtenance thereto, or usable in connection with the future or present operation or occupancy of the Mortgaged Property and all building equipment, materials, and supplies or any nature whatsoever owned by the Borrower, or in which the Borrower has or shall have an interest, now or hereafter located upon the Mortgaged Property (hereinafter collectively referred to as the "Equipment"), and the right, title, and interest of the Borrower in and to any of the Equipment which may be subject to any security agreements (as that term may be defined in the Uniform Commercial Code of the State of Minne-

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 Mortgagee 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

NOTICE OF MORTGAGE FORECLOSURE SALE
DATE AND TIME OF SALE: January 08, 2025 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 Mortgagee must vacate the property on or before 11:59 p.m. on July 08, 2025, or the next business day if July 08, 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: 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

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 OF MORTGAGE FORECLOSURE SALE
DATE AND TIME OF SALE: January 08, 2025 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 Mortgagee must vacate the property on or before 11:59 p.m. on July 08, 2025, or the next business day if July 08, 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: 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

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:
DATE OF MORTGAGE: March 16, 2018
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$154,700.00
MORTGAGOR(S): Thomas J Salzer a single person
MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for PrimeLending, a PlainsCapital Company, its successors and assigns
DATE AND PLACE OF RECORDING: Recorded: April 5, 2018 Stearns County Recorder Document Number: A1517651
ASSIGNMENTS OF MORTGAGE: And assigned to: U.S. Bank National Association
Dated: September 18, 2019
Recorded: September 27, 2019 Stearns County Recorder Document Number: A1553424
Transaction Agent: Mortgage Electronic Registration Systems, Inc.
Transaction Agent Mortgage Identification Number: 100053601316417285
Lender/Broker/Mortgage Originator: PrimeLending, a PlainsCapital Company
Residential Mortgage Servicer: U.S. Bank National Association
COUNTY IN WHICH PROPERTY IS LOCATED: Stearns
Property Address: 5907 Rolling Ridge Rd, Saint Cloud, MN 56303-0640
Tax Parcel ID Number: 82.52629.0223
LEGAL DESCRIPTION OF PROPERTY: Lot 14, Block 2, Westwood Park, Stearns County, Minnesota
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$199,937.13
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: January 22, 2025 at 10:00 AM
PLACE OF SALE: County Sheriff's office, Law Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota 56302, the premises and real estate described in said Judgment, to wit:
Real property in the City of Waite Park, County of Stearns, State of Minnesota, described as follows:
Lot 1, Block 1, St. Cloud Cold Storage, according to the recorded plat thereof, Stearns County, Minnesota.
ABSTRACT PROPERTY.
Plaintiff, to the best of its knowledge, provide the following information regarding the Mortgaged Premises:

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 Mortgagee must vacate the property on or before 11:59 p.m. on July 22, 2025, or the next business day if July 22, 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: November 26, 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: 050446-F4
H-49-6B

PUBLIC NOTICE

Aeration System Notice
An Aeration System causing thin ice located on the northwest side of Sauk Lake in front of Saukinac Campground with **thin ice/open water conditions until spring.**

Dated: November 21, 2024
**STEVE SOYKA
SHERIFF OF STEARNS
COUNTY, MINNESOTA**
By: /s/ David Patterson
Deputy Sheriff
P-48-6B
H-49-1P