

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage: DATE OF MORTGAGE: June 28, 2019 ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$185,307.00 MORTGAGOR(S): Matthew J Weiman, a single adult MORTGAGEE: St. Cloud Financial Credit Union DATE AND PLACE OF RECORDING: Recorded: July 3, 2019 Stearns County Recorder Document Number: A1547075 ASSIGNMENTS OF MORTGAGE: And assigned to: Mortgage Electronic Registration Systems, Inc., as nominee for Plaza Home Mortgage, Inc., its successors and assigns Dated: June 28, 2019 Recorded: July 3, 2019 Stearns County Recorder Document Number: A1547076 And assigned to: Nationstar Mortgage LLC Dated: September 27, 2022 Recorded: October 11, 2022 Stearns County Recorder Document Number: A1642413 And assigned to: U.S. Bank Trust National Association, not in its individual capacity, but solely in its capacity as owner trustee of Citigroup Mortgage Loan Trust 2024-RP1 Dated: April 29, 2024 Recorded: April 29, 2024

Stearns County Recorder Document Number: A1671187 Transaction Agent: Not Applicable Transaction Agent Mortgage Identification Number: Not Applicable Lender/Broker/Mortgage Originator: St. Cloud Financial Credit Union Residential Mortgage Servicer: Select Portfolio Servicing, Inc. COUNTY IN WHICH PROPERTY IS LOCATED: Stearns Property Address: 51 Elm St N, Kimball, MN 55353 Tax Parcel ID Number: 60.34464.0000 LEGAL DESCRIPTION OF PROPERTY: The North 110 feet of Lot Thirteen (13) of Patten's First Addition to Kimball Prairie (now Kimball), 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 AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$201,330.06 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 29, 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 Mortgagor must vacate the property on or before 11:59 p.m. on July 29, 2025, or the next business day if July 29, 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: December 3, 2024 MORTGAGEE: U.S. Bank Trust National Association, not in its individual capacity, but solely in its capacity as trustee of Citigroup Mortgage Loan Trust 2024-RP1 Wilford, Geske & Cook, P.A. Attorneys for Mortgagee 7616 Currell Boulevard, Suite 200 Woodbury, MN 55125 (651) 209-3300 File Number: 055613-F1 H-50-6B

NOTICE OF CANCELLATION OF CONTRACT FOR DEED

YOU ARE HEREBY NOTIFIED THAT:

1. A default has occurred in the Contract for Deed ("Contract") dated January 13, 2023 and recorded on January 20, 2023 as Document Number A1647734 in the Office of the County Recorder of Stearns County, Minnesota, in which TLS Investments II, LLC ("Seller"), sold to Arianna Gave ("Purchaser"), the real property located in Stearns County, Minnesota, and legally described as follows:

The North Twenty-eight (28) feet of Lot Fifteen (15) and the South Twenty-eight (28) feet of Lot Sixteen (16), in Block Eight (8), McClure and Whitney's Addition to St. Cloud, Stearns County, Minnesota.

Check here if all or part of the described real property is Registered (Torrens)

2. The default that occurred on the Contract is as follows: Purchaser failed to pay property taxes, late payments, and utilities.

The current total outstanding balance due is \$8,979.36.

As of December 1st, 2024 the outstanding balance will be \$10,476.21.

As of January 1st, 2025 the outstanding balance will be \$11,973.06.

3. The requirements listed in Minn. Stat. Ann. § 559.209 regarding agricultural property

is not applicable. THIS NOTICE IS TO INFORM YOU THAT BY THIS NOTICE THE SELLER HAS BEGUN PROCEEDINGS UNDER MINNESOTA STATUTES, SECTION 559.21, TO TERMINATE YOUR CONTRACT FOR THE PURCHASE OF YOUR PROPERTY FOR THE REASONS SPECIFIED IN THIS NOTICE. THE CONTRACT WILL TERMINATE 90 DAYS SERVICE OF THIS NOTICE UPON YOU UNLESS BEFORE THEN: (a) THE PERSON AUTHORIZED IN THIS NOTICE TO RECEIVE PAYMENTS RECEIVES FROM YOU: (1) THE AMOUNT THIS NOTICE SAYS YOU OWE; PLUS (2) THE COSTS OF SERVICE (TO BE SENT TO YOU); PLUS (3) \$1000 TO APPLY TO ATTORNEYS' FEES ACTUALLY EXPENDED OR INCURRED; PLUS (4) FOR CONTRACTS EXECUTED ON OR AFTER MAY 1, 1980, ANY ADDITIONAL PAYMENTS BECOMING DUE UNDER THE CONTRACT TO THE SELLER AFTER THIS NOTICE WAS SERVED ON YOU; PLUS (5) FOR

CONTRACTS, OTHER THAN EARNEST MONEY CONTRACTS, PURCHASE AGREEMENTS, AND EXERCISED OPTIONS, EXECUTED ON OR AFTER AUGUST 1, 1985, [AMOUNT] (WHICH IS TWO PERCENT OF THE AMOUNT IN DEFAULT AT THE TIME OF SERVICE OTHER THAN THE FINAL BALLOON PAYMENT, ANY TAXES, ASSESSMENTS, MORTGAGES, OR PRIOR CONTRACTS THAT ARE ASSUMED BY YOU); OR (b) YOU SECURE FROM A COUNTY OR DISTRICT COURT AN ORDER THAT THE TERMINATION OF THE CONTRACT BE SUSPENDED UNTIL YOUR CLAIMS OR DEFENSES ARE FINALLY DISPOSED OF BY TRIAL, HEARING OR SETTLEMENT. YOUR ACTION MUST SPECIFICALLY STATE THOSE FACTS AND GROUNDS THAT DEMONSTRATE YOUR CLAIMS OR DEFENSES. IF YOU DO NOT DO ONE OR THE OTHER OF THE ABOVE THINGS WITHIN THE TIME PERIOD SPECIFIED IN THIS NOTICE, YOUR CONTRACT WILL TERMINATE AT THE END OF THE PERIOD AND YOU WILL LOSE ALL THE MONEY YOU HAVE

PAID ON THE CONTRACT; YOU WILL LOSE YOUR RIGHT TO POSSESSION OF THE PROPERTY; YOU MAY LOSE YOUR RIGHT TO ASSERT ANY CLAIMS OR DEFENSES THAT YOU MIGHT HAVE; AND YOU WILL BE EVICTED. IF YOU HAVE ANY QUESTIONS ABOUT THIS NOTICE, CONTACT AN ATTORNEY IMMEDIATELY. 5. The following person is authorized to accept payments from you pursuant to this notice: Name: Craig A. Hanson Hanson Law Office, PA Attorney for Seller Mailing Address: 1010 West St. Germain Street, Suite 750 St. Cloud, MN 56301 Street address or location where the attorney for seller will accept payment pursuant to this notice: Hanson Law Office, PA 1010 West St. Germain Street, Suite 750 St. Cloud, MN 56301 Telephone Number: (320) 257-3388 Date: 12/5/2024 HANSON LAW OFFICE, PA /s/ Craig A. Hanson Craig A. Hanson Attorney at Law H-51-3B

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 follow-

ing 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@fwhtlaw.com P-48-6B

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 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 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

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage: DATE OF MORTGAGE: January 25, 2021 ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$100,000.00 MORTGAGOR(S): Nicole Wiegars, an unmarried woman MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for LeaderOne Financial Corporation, its successors and assigns

DATE AND PLACE OF RECORDING: Recorded: February 3, 2021 Stearns County Recorder Document Number: A1593570 ASSIGNMENTS OF MORTGAGE: And assigned to: Seneca Mortgage Servicing LLC Dated: October 28, 2024 Recorded: October 31, 2024 Stearns County Recorder Document Number: A1681535 Transaction Agent: Mortgage Electronic Registration Systems, Inc. Transaction Agent Mortgage Identification Number: 1007212-1200260040-8 Lender/Broker/Mortgage

Originator: LeaderOne Financial Corporation Residential Mortgage Servicer: Valon Mortgage, Inc. COUNTY IN WHICH PROPERTY IS LOCATED: Stearns Property Address: 215 Pine St S, Sauk Centre, MN 56378 Tax Parcel ID Number: 94.59135.0000 LEGAL DESCRIPTION OF PROPERTY: Lot 9, and The South 5 feet of Lot 8, All in Block 15, Original Townsite (now City) of Sauk Centre, Stearns County, Minnesota AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$102,530.46 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 29, 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 Mortgagor must vacate the property on or before 11:59 p.m. on July 29, 2025, or the next business day if July 29, 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

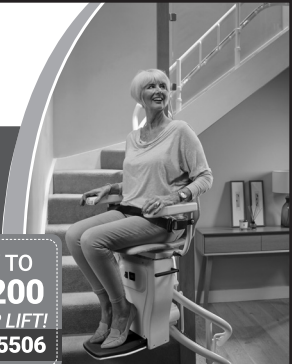
PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION. THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED. DATED: December 9, 2024 MORTGAGEE: Seneca Mortgage Servicing LLC Wilford, Geske & Cook, P.A. Attorneys for Mortgagee 7616 Currell Boulevard, Suite 200 Woodbury, MN 55125 (651) 209-3300 File Number: 055497-F1 H-50-6B

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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

Trust 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 Trust 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

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:
DATE OF MORTGAGE: January 11, 2022
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$186,459.00
MORTGAGOR(S): Clearanc D Turrentine, single man
MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Iowa Bankers Mortgage Corporation, its successors and assigns
DATE AND PLACE OF RECORDING: Recorded: January 28, 2022 Stearns County Recorder
Document Number: A1625097
ASSIGNMENTS OF MORTGAGE: And assigned to: Iowa Bankers Mortgage Corporation
Dated: November 4, 2024
Recorded: November 6, 2024 Stearns County Recorder
Document Number: A1681925
Transaction Agent: Mortgage Electronic Registration Systems, Inc.
Transaction Agent Mortgage Identification Number: 1003445-0009050788-2
Lender/Broker/Mortgage

NOTICE OF MORTGAGE FORECLOSURE SALE
Originator: Iowa Bankers Mortgage Corporation
Residential Mortgage Servicer: Iowa Bankers Mortgage Corporation
COUNTY IN WHICH PROPERTY IS LOCATED: Stearns
Property Address: 307 24th Ave N, Saint Cloud, MN 56303
Tax Parcel ID Number: 82.45323.0000
LEGAL DESCRIPTION OF PROPERTY: Lots 13 and 14, Block 8, Central Park Addition to St. Cloud, less and except the South 46 feet of Lot 14, Stearns County, Minnesota
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$183,661.50
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: January 29, 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 Mortgagor must vacate the property on or before 11:59 p.m. on July 29, 2025, or the next business day if July 29, 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: December 3, 2024
MORTGAGEE: Iowa Bankers Mortgage Corporation
Wilford, Geske & Cook, P.A.
Attorneys for Mortgagee
7616 Currell Boulevard, Suite 200
Woodbury, MN 55125
(651) 209-3300
File Number: 055535-F1
H-50-6B

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 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 4, 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 4, 2025, or the next business day if June 4, 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
NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE
The above referenced sale scheduled for December 4, 2024 at 10:00 AM has been postponed to January 23, 2025 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: December 3, 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-50-1B

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

NOTICE OF MORTGAGE FORECLOSURE SALE
Transaction Agent Mortgage Identification Number: 100429600000022069
Lender/Broker/Mortgage Originator: BankVista
Residential Mortgage Servicer: MidFirst Bank
COUNTY IN WHICH PROPERTY IS LOCATED: Stearns
Property Address: 560 Hazel Ave E, Kimball, MN 55353
Tax Parcel ID Number: 60.34496.0000
LEGAL DESCRIPTION OF PROPERTY: Lot Twenty-eight (28) and the East Half (E 1/2) of Lot Twenty-seven (27), Block One (1), in Sherwood's Addition to Kimball Prairie, Stearns County, Minnesota.
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$105,369.38
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 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 Mortgagor 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 SHERIFF'S SALE

STATE OF MINNESOTA
COUNTY OF STEARNS
DISTRICT COURT
SEVENTH JUDICIAL
DISTRICT
Case Type: Foreclosure
Court No: 73-CV-23-9062

NOTICE OF SHERIFF'S SALE UNDER JUDGEMENT AND DECREE - REAL PROPERTY

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 belonging, 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 hereaf-

NOTICE OF SHERIFF'S SALE
STATE OF MINNESOTA
COUNTY OF STEARNS
DISTRICT COURT
SEVENTH JUDICIAL
DISTRICT
Case Type: Foreclosure
Court No: 73-CV-24-3723

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 JUDGEMENT 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 the Judgment, the undersigned Sheriff of Stearns County will sell at public auction, to the highest bidder, for cash, on the 16th day

of the Mortgaged Property; (vi) all leases and other agreements (other than Ground Leases) affecting the use or occupancy of the Mortgaged Property now or hereafter entered into (hereafter referred to as the "Leases") and the right to receive and apply rents, issues, and profits of the Mortgaged Property (hereinafter referred to as the "Rents") to the payment of obligations; (vii) all proceeds of any unearned premiums on any insurance policy (collectively, referred to hereinafter as the "Policies") covering the Mortgaged Property, including without limitation, the right to receive and apply the proceeds of any insurance, judgments, or settlements made in lieu thereof, for damage to the Mortgaged Property; (viii) the right, in the name and on behalf of the Borrower, to appear in and defend any action or proceeding brought with respect to the Mortgaged Property and to commence any action or proceeding brought with respect to the Mortgaged Property and to commence any action or proceeding to protect the interest of Plaintiff in the Mortgaged Property; and (ix) all proceeds of each of the foregoing (off of the foregoing, together with the Premises, the "Mortgaged Property").
DATED: November 21, 2024
**STEVE SOYKA
SHERIFF OF STEARNS COUNTY, MINNESOTA**
By: /s/ David Patterson
Deputy Sheriff
P-48-6B

NOTICE OF SHERIFF'S SALE
STATE OF MINNESOTA
COUNTY OF STEARNS
DISTRICT COURT
SEVENTH JUDICIAL
DISTRICT
Case Type: Foreclosure
Court File No. 73-CV-24-3723

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 Trust 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

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

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

PUBLIC NOTICES

**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

**ASHLEY TOWNSHIP
NOTICE OF ELECTION FILING**

Notice is hereby given that a township election for the Township of Ashley, County of Stearns, will be held on Tuesday, March 11, 2025.
Affidavits of Candidacy may be filed at Jessica Minette's residence at 43250 433rd Ave, Sauk Centre, MN 56378 by calling (320) 266-6069. Filing period is December 31, 2024 to January 14, 2025 for the following offices:
One Supervisor (3 Year Term)
The Clerk's office will be open for filing from 1 p.m. to 5 p.m. at 43250 433rd Ave, Sauk Centre, MN 56378 on January 14, 2025. Please call (320) 266-6069 beforehand. There is a filing fee of \$2.00.
/s/ Jessica Minette
Ashley Township Clerk
H-50-2B

**SAUK CENTRE
TOWNSHIP
FILING NOTICE.**

Notice to qualified voters of Sauk Centre Township; filing for office of one supervisor (three year term) will be open beginning December 31, 2024 until 5pm on January 14, 2025. Filing will be held at the clerks office at 10092 Augusta Drive. Fee is \$2.
Missy Schirmers, clerk
H-50-2B

		Division of School Finance 400 NE Stinson Blvd. Minneapolis, MN 55413		District Revenues and Expenditures Budget for Fiscal Year (FY) 2024 and FY 2025			ED-00110-47	
General Information: Minnesota Statutes 2023, section 123B.10, requires that every school board shall publish the subject data of this report.								
District Name: Sauk Centre Public Schools						District Number: 0743-01		
Fund	FY 2024 Beginning Fund Balances	FY 2024 Actual Revenues and Transfers In	FY 2024 Actual Expenditures and Transfers Out	June 30, 2024 Actual Fund Balances	FY 2025 Budget Revenues and Transfers In	FY 2025 Budget Expenditures and Transfers Out	June 30, 2025 Projected Fund Balances	
General Fund/Restricted	\$ 3,794,005	\$ 1,430,463	\$ 619,706	\$ 4,604,762	\$ 1,289,546	\$ 655,957	\$ 5,238,351	
General Fund/Other	\$ 3,934,461	\$ 18,166,392	\$ 17,002,867	\$ 5,097,985	\$ 16,785,231	\$ 16,956,172	\$ 4,927,045	
Food Service Fund	\$ 745,483	\$ 890,095	\$ 742,691	\$ 892,887	\$ 697,481	\$ 784,862	\$ 805,506	
Community Service Fund	\$ 365,822	\$ 749,872	\$ 669,560	\$ 446,134	\$ 761,192	\$ 758,768	\$ 448,558	
Building Construction Fund	\$ 34,242,222	\$ 1,364,301	\$ 24,097,498	\$ 11,509,025	\$ 23,000	\$ 5,125,222	\$ 6,406,803	
Debt Service Fund	\$ 429,739	\$ 3,642,282	\$ 3,339,209	\$ 732,812	\$ 3,504,116	\$ 3,378,175	\$ 858,753	
Trust Fund		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Internal Service Fund				\$ -			\$ -	
* OPEB Revocable Trust Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
OPEB Irrevocable Trust Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
OPEB Debt Service Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total - All Funds	\$ 43,511,732	\$ 26,243,404	\$ 46,471,531	\$ 23,283,605		\$ 27,659,155	\$ 18,685,016	
Long-Term Debt								
Outstanding July 1, 2023	\$ 49,107,040			Amount of General Fund Deficit, if any, in excess of 2.5% of expenditures 06/30/2024		\$ 18,827,175		
Plus: New Issues	\$ -							
Less: Redeemed Issues	\$ 2,566,763			Cost per student - Average Daily Membership (ADM) 06/30/2024				
Outstanding June 30, 2024	\$ 46,540,277							
Short-Term Debt				Total Operating Expenditures				
Certificates of Indebtedness	\$ -			FY 2024 Total ADM Served + Tuitioned Out ADM + Adjusted Extended ADM		1,144		
Other Short-Term Indebtedness	\$ -			FY 2024 Operating Cost per ADM		\$ 16,452		

The complete budget may be inspected upon request to the superintendent.

Comments: This information can be found on our website www.isd743.org.