ing information regarding the

1. The physical street ad-

dress, city and ZIP Code of

the mortgaged premises are

511 28th Avenue South, Waite

2. The tax parcel identifica-

tion number of the mortgaged

3. The mortgaged premises

are encumbered by that certain

Mortgage and Security Agree-

ment, dated October 26, 2021.

and recorded in the Office of

the County Recorder, Stearns

County, Minnesota, on No-

vember 1, 2021, as Document

No. A1618315 and by that cer-

tain Assignment of Leases and

Rents, dated October 26, 2021,

and recorded in the Office of

the County Recorder, Stearns

County, Minnesota, on No-

vember 1, 2021, as Document

4. The name of the mortgag

or is SCCS Property SPV LLC

Original principal amount

6. The name of the mort-

gage servicer and the lender or

broker is Arena Limited SPV,

7. The name of the mortgage

originator is Arena Limited

8. As of October 30, 2024

the amount due on the

Judgment and mortgage is

No. A1618316.

LLC.

SPV, LLC.

premises is 98.60820.0900.

Mortgaged Premises:

Park, MN 56387.

NOTICE OF MORTGAGE FORECLOSURE SALE NOTICE IS HEREBY Stearns County Recorder 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.

DATE AND PLACE RECORDING: Recorded: July 3, 2019 Stearns County Recorder

Financial Credit Union

Document Number: A1547075 ASSIGNMENTS 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

Document Number: A1642413

And assigned to: U.S. Bank Trust National Association, not in its individual capacity, but trustee of Citigroup Mortgage Loan Trust 2024-RP1

Stearns County Recorder

Dated: April 29, 2024 Recorded: April 29, 2024 the above-described property WITHIN

Document Number: A1671187 Transaction Agent: Applicable Transaction Agent Mortgage Identification Number: Not Applicable Lender/Broker/Mortgage Originator: St. Cloud Financial Minnesota Credit Union Residential Mortgage Servicer: Select Portfolio Servicing, Inc. COUNTY IN 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), the Mortgagor must vacate the according to the plat and survey property on or before 11:59 p.m. thereof on file and of record in the Office of the County business day if July 29, 2025 Recorder in and for Stearns County, Minnesota DUE AMOUNT

TO BE DUE CLAIMED AS OF DATE OF NOTICE: \$201,330.06 Recorded: October 11, 2022 THAT pre-foreclosure ATTEMPTING been COLLECT A DEBT. requirements have complied with; that no action or INFORMATION OBTAINED proceeding has been instituted WILL BE USED FOR THAT at law or otherwise to recover PURPOSE. solely in its capacity as owner the debt secured by said THE mortgage, or any part thereof; PURSUANT to the power of DEBT AND IDENTITY OF sale contained in said mortgage, THE ORIGINAL CREDITOR

said county as follows: DATE AND TIME OF SALE: January 29, 2025 at 10:00 AM PLACE OF SALE: County Sheriff s Law office, Enforcement Center, 807 Courthouse Square, St. Cloud, to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs IS WHICH and disbursements, including MINNESOTA 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 ARE under Minn. Stat. §580.23, on July 29, 2025, or the next falls on a Saturday, Sunday or legal holiday. Mortgagor(s) released financial obligation: NONE THIS COMMUNICATION IS FROM A DEBT COLLECTOR

**RIGHT** VERIFICATION OF

will be sold by the Sheriff of 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 A JUDICIAL ORDER ENTERED UNDER STATUTES, **SECTION** AMONG DETERMINING, OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING

> 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

PROPERTY NOT PRODUCTION, AND ARE

OF LESS THAN FIVE UNITS. the property is not redeemed USED IN AGRICULTURAL

NOTICE OF CANCELLATION OF CONTRACT FOR DEED

NOTIFIED THAT:

1. A default has occurred **INFORM** the Contract for Deed BY THIS ("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,

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. current total outstanding balance due is

As of December 1st, 2024

\$10,476.21. As of January 1st, 2025 **BECOMING DUE UNDER THIS** the outstanding balance will be

\$11,973.06.

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

**HEREBY** is not applicable

**TERMINATE** 

**ACTUALLY** 

THIS NOTICE IS TO YOU NOTICE THE AGREEMENTS, HAS SELLER **PROCEEDINGS** MINNESOTA STATUTES. 559.21, **SECTION** TERMINATE YOUR **CONTRACT FOR** THE **YOUR** <u>PURCHASE</u> OF **PROPERTY FOR** THE REASONS SPECIFIED IN THIS NOTICE. THE CONTRACT WILL

YOU <u>UNLESS</u> **BEFORE THEN: PERSON** (a) THE AUTHORIZED IN THIS **NOTICE** RECEIVE **PAYMENTS RECEIVES** 

90 DAYS

FROM YOU: (1) THE AMOUNT THIS NOTICE SAYS YOU <u>OWE; PLUS</u> (2) THE COSTS OF

SERVICE (TO BE SENT TO YOU); PLUS (3) \$1000 TO APPLY ATTORNEYS' FEES DEMONSTRATE

**OR INCURRED; PLUS** (4) FOR CONTRACTS **EXECUTED** <u>OR</u> ON the outstanding balance will be AFTER MAY 1, 1980, ANY WITHIN ADDITIONAL PAYMENTS PERIOD

> THE CONTRACT TO THE CONTRACT **AFTER** <u>SELLER</u> <u>THIS</u> NOTICE WAS SERVED ON FOR

Financial Corporation

Valon Mortgage, Inc.

S, Sauk Centre, MN 56378

COUNTY

94.59135.0000

**CONTRACTS** THAN EARNEST MONEY THAT CONTRACTS, PURCHASE **AND** 

OPTIONS, BEGUN EXERCISED UNDER EXECUTED ON <u>OR</u> 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** ASSESSMENTS, TAXES. **MORTGAGES, OR PRIOR CONTRACTS THAT ARE** SERVICE OF THIS NOTICE ASSUMED BY YOU); OR <u>(b) YOU SECURE FROM</u>

> A COUNTY OR DISTRICT COURT AN ORDER THAT **THE** TERMINATION OF CONTRACT SUSPENDED UNTIL YOUR

> <u>CLAIMS OR DEFENSES</u> **ARE FINALLY DISPOSED** OF BY TRIAL, HEARING SETTLEMENT. **ACTION MUST**

**SPECIFICALLY** STATE **THOSE FACTS** AND **GROUNDS THAT** YOUR EXPENDED CLAIMS OR DEFENSES.

IF YOU DO NOT DO ONE OR THE **OTHER** OF THE ABOVE THINGS THE **TIME** SPECIFIED IN

NOTICE, **YOUR** TERMINATE AT THE END THE PERIOD AND YOU WILL LOSE ALL

THE MONEY YOU HAVE

OTHER 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

> authorized to accept payments from you pursuant to this notice:

Name: Craig A. Hanson Hanson Law Office, PA

Attorney for Seller Mailing Address:

**IMMEDIATELY**.

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 \$154,700.00

NOTICE IS HEREBY Originator: that default has occurred in the conditions of the following described mortgage: OF MORTGAGE: January 25, 2021

PRINCIPAL Stearns ORIGINAL AMOUNT OF MORTGAGE: \$100,000.00 Nicole Tax MORTGAGOR(S): Wiegers, an unmarried woman Mortgage LEGAL DESCRIPTION OF MORTGAGEE: Registration PROPERTY: Lot 9, and The assigns. Electronic

Corporation, Financial successors and assigns DATE AND PLACE RECORDING:

Recorded: February 3, 2021 Stearns County Recorder Document Number: A1593570 ASSIGNMENTS MORTGAGE:

And assigned to: Seneca Mortgage Servicing LLC Dated: October 28, 2024 Recorded: October 31, 2024

Document Number: A1681535 Transaction Agent: Mortgage the above-described property WILL BE USED FOR THAT Electronic Registration Systems, Inc.

Transaction Agent Mortgage DATE AND TIME OF SALE: VERIFICATION OF THE Number:

1007212-1200260040-8 Lender/Broker/Mortgage Sheriff's

**Aging in Place?** 

AmeriGlide offers affordable stair

lifts to keep you safe on the stairs

Benefits of an AmeriGlide stair lift:

 
 Ø Regain your independence 

Ø Access all levels

of your home

**AmeriGlide** 

Systems, Inc., as mortgagee, as nominee for LeaderOne Block 15, Original Townsite under Minn. Stat. §580.30 or DETERMINING, its Stearns County, Minnesota AND AMOUNT DUE CLAIMED \$102,530.46 THAT all have requirements Stearns County Recorder

**CALL NOW TO** 

**SAVE** \$200

1-866-852-5506

AS OF DATE OF NOTICE: complied with; that no action or Mortgagor(s) released proceeding has been instituted financial obligation: NONE at law or otherwise to recover mortgage, or any part thereof; PURSUANT to the power of COLLECT A DEBT.

will be sold by the Sheriff of PURPOSE. said county as follows:

January 29, 2025 at 10:00 AM DEBT AND IDENTITY OF PLACE OF SALE: County THE ORIGINAL CREDITOR office,

NOTICE OF MORTGAGE FORECLOSURE SALE LeaderOne Enforcement Center, Courthouse Square, St. Cloud,

Residential Mortgage Servicer: Minnesota to pay the debt secured by said THE TIME ALLOWED BY WHICH mortgage and taxes, if any, on PROPERTY IS LOCATED: said premises and the costs BY THE MORTGAGOR, THE and disbursements, including MORTGAGOR'S PERSONAL National Association Property Address: 215 Pine St attorney fees allowed by law, subject to redemption within OR ASSIGNS, MAY BE Parcel ID Number: six (6) months from the date of REDUCED TO FIVE WEEKS said sale by the mortgagor(s),

their personal representatives or South 5 feet of Lot 8, All in If the Mortgage is not reinstated

under Minn. Stat. §580.23, the Mortgagor must vacate the on July 29, 2025, or the next business day if July 29, 2025 pre-foreclosure falls on a Saturday, Sunday or been legal holiday.

THIS COMMUNICATION IS the debt secured by said FROM A DEBT COLLECTOR **ATTEMPTING** TO ANY sale contained in said mortgage, INFORMATION OBTAINED

THE **RIGHT** Law WITHIN THE

807 PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

FOR REDEMPTION LAW REPRESENTATIVES

ENTERED STATUTES, Electronic MINNESOTA SECTION 582.032 AMONG (now City) of Sauk Centre, the property is not redeemed OTHER THINGS, THAT THE Identification MORTGAGED PREMISES

> OF LESS THAN FIVE UNITS, NOT PROPERTY ARE PRODUCTION, AND ARE

DATED: December 9, 2024 MORTGAGEE: Seneca Mortgage Servicing LLC Wilford, Geske & Cook, P.A. 56303-0640

ABANDONED.

7616 Currell Boulevard, 82.52629.0223 Woodbury, MN 55125 (651) 209-3300

H-50-6B

Small Ads THE MINNESOTA DISPLAY AD NETWORK

Choose the entire state or a combination of

zones that cover your target audience. Ask your newspaper representative for complete details. The 2x4 Network is a program of the MNA, phone 612-332-8844

ment, to wit: 5. The following person is as follows:

County, Minnesota. ABSTRACT PROPERTY. Plaintiff, to the best of its

knowledge, provide the follow-

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,

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 of the mortgage: \$25,970,000. '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 Dated: November 25, 2024 Square, St. Cloud, Minnesota 56302, the premises and real estate described in said Judg-

Real property in the City of Waite Park, County of Stearns, State of Minnesota, described Lot 1, Block 1, St. Cloud Cold

Storage, according to the recorded plat thereof, Stearns **Suite 1900** 

NOTICE OF MORTGAGE FORECLOSURE SALE NOTICE IS HEREBY GIVEN Enforcement Center, 807 that default has occurred in Courthouse Square, St. Cloud, the conditions of the following Minnesota

described mortgage: March 16, 2018 ORIGINAL

/s/ Craig A. Hanson MORTGAGOR(S): Thomas J Craig A. Hanson Salzer a single person Attoney at Law MORTGAGEE: H-51-3B Electronic

a PlainsCapital Company, its successors and assigns DATE AND PLACE OF RECORDING:

County Recorder

Document Number: A1517651 **ASSIGNMENTS** MORTGAGE: And assigned to: U.S. Bank

Dated: September 18, 2019 Recorded: September 27, 2019 Stearns County Recorder A JUDICIAL ORDER Document Number: A1553424 UNDER Transaction Agent: Mortgage

Systems, Inc. 100053601316417285 ARE IMPROVED WITH A Lender/Broker/Mortgage WITHIN TO BE DUE property on or before 11:59 p.m. RESIDENTIAL DWELLING Originator: PrimeLending, a

> COUNTY IN PROPERTY IS LOCATED: Stearns Property Address: 5907 Rolling Ridge Rd, Saint Cloud, MN

Attorneys for Mortgagee Tax Parcel ID Number:

Suite 200 LEGAL DESCRIPTION OF PROPERTY: Lot 14, Block 2, Westwood Park, Stearns File Number: 055497-F1 County, Minnesota AMOUNT DUE AND

CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$199,937.13 THAT all pre-foreclosure ARE requirements have complied with; that no action or PRODUCTION, AND ARE proceeding has been instituted

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

office,

Sheriff's

\$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. 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. 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 Minneapolis, MN 55402 Tel: (612) 359-7600 pratelle@fwhtlaw.com

to pay the debt secured by said MORTGAGE: mortgage and taxes, if any, on said premises and the costs PRINCIPAL and disbursements, including AMOUNT OF MORTGAGE: attorney fees allowed by law, subject to redemption within

six (6) months from the date of said sale by the mortgagor(s), Mortgage their personal representatives Registration or assigns. Systems, Inc., as mortgagee, If the Mortgage is not reinstated as nominee for PrimeLending, 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. Recorded: April 5, 2018 Stearns 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 COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT

Registration PURPOSE. THE RIGHT Transaction Agent Mortgage VERIFICATION OF THE Number: DEBT AND IDENTITY OF THE ORIGINAL CREDITOR

THE PROVIDED BY LAW IS PlainsCapital Company NOT AFFECTED BY THIS Residential Mortgage Servicer: ACTION. USED IN AGRICULTURAL U.S. Bank National Association THE TIME ALLOWED BY

WHICH LAW FOR REDEMPTION CATED: BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES MAY BE OR ASSIGNS, REDUCED TO FIVE WEEKS A JUDICIAL ORDER ΙF **ENTERED** MINNESOTA SECTION DETERMINING,

UNDER STATUTES 582,032 AMONO OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS

been USED IN AGRICULTURAL ABANDONED. at law or otherwise to recover DATED: November 26, 2024 MORTGAGEE: U.S. Bank

NOT

(651) 209-3300 File Number: 050446-F4 H-49-6B

National Association

PROPERTY

Wilford, Geske & Cook, P.A. Attorneys for Mortgagee 7616 Currell Boulevard, Suite 200 Woodbury, MN 55125

Page 8 | THURSDAY, DECEMBER 12, 2024 | SAUK CENTRE HERALD

### **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,

Secretary of Housing

Defendants.

and Urban Development,

Plaintiff, Olayinka A. Afolabi and

NOTICE IS HEREBY GIVEN that on January 30, 2025, at 10:00 a.m., at the County Sheriff's office, Law Enforcement Center, 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

Lot Ten (10) Block Two (2) OAK KNOLL ADDITION according to the plat and survey thereof on file and of record

described as follows:

in the office of the Registrar of Titles, Stearns County, Minnesota; Property Address: 1919 Summit Drive, Saint Cloud, MN 56303

following described mortgage: This sale is directed by, and will be made pursuant to the January 11, 2022 Findings of Fact, Conclusions ORIGINAL of Law, Order for Judgment and AMOUNT OF MORTGAGE: Judgment and Decree entered \$186,459.00 in the above-entitled action on MORTGAGOR(S): Clearanc D October 9, 2024, and describing Turrentine, single man the real property to be sold, in **MORTGAGEE**: order to satisfy the judgment Electronic found due and owing to Truist Systems, Inc., as mortgagee, Bank. A certified copy of the Findings of Fact, Conclusions Mortgage Corporation, of Law, Order for Judgment and successors and assigns Judgment and Decree has been DATE AND PLACE delivered to the office of the RECORDING: Ramsey County Sheriff, and is Recorded: January 28, 2022 attached. Stearns County Recorder Dated: November 6, 2024 Document Number: A1625097 **GESKE** WILFORD, **ASSIGNMENTS** COOK, P.A. MORTGAGE: By: /s/ Eric D. Cook

Woodbury, MN 55125 Dated: November 8, 2024 STEVE SOYKA SHERIFF OF STEARNS **COUNTY** By: /s/ Jamie Florek

Eric D. Cook, #0218807

7616 Currell Blvd., Suite 200

Attorney for Plaintiff

Deputy Sheriff H-48-3B

# PUBLIC NOTICES

NOTICE OF MORTGAGE FORECLOSURE SALE

GIVEN that default has Mortgage Corporation occurred in the conditions of the Residential Mortgage Servicer: Courthouse Square, St. Cloud, NOT AFFECTED BY THIS Iowa Bankers MORTGAGE: Corporation COUNTY PRINCIPAL PROPERTY IS LOCATED: N, Saint Cloud, MN 56303 Parcel ID Number: Mortgage 82.45323.0000 LEGAL DESCRIPTION OF Registration PROPERTY: Lots 13 and 14, as nominee for Iowa Bankers Block 8, Central Park Addition If the Mortgage is not reinstated SECTION South 46 feet of Lot 14, Stearns County, Minnesota AMOUNT DUE TO BE DUE CLAIMED AS OF DATE OF NOTICE: \$183,661.50 pre-foreclosure requirements have And assigned to: Iowa Bankers proceeding has been instituted financial obligation: NONE Recorded: November 6, 2024 the debt secured by said FROM A DEBT COLLECTOR mortgage, or any part thereof; Document Number: A1681925 PURSUANT to the power of COLLECT A DEBT. Transaction Agent: Mortgage sale contained in said mortgage, INFORMATION OBTAINED Registration the above-described property WILL BE USED FOR THAT will be sold by the Sheriff of PURPOSE. Transaction Agent Mortgage said county as follows: Number: DATE AND TIME OF SALE: VERIFICATION OF THE

NOTICE IS HEREBY Originator: Iowa Bankers Sheriff's

Mortgage Minnesota ACTION. to pay the debt secured by said WHICH mortgage and taxes, if any, on LAW FOR REDEMPTION said premises and the costs BY THE MORTGAGOR, THI and disbursements, including Property Address: 307 24th Ave attorney fees allowed by law, REPRESENTATIVES subject to redemption within OR six (6) months from the date of said sale by the mortgagor(s), IF A JUDICIAL ORDER their personal representatives or IS to St. Cloud, less and except the under Minn. Stat. §580.30 or DETERMINING, the property is not redeemed under Minn. Stat. §580.23, MORTGAGED PREMISES the Mortgagor must vacate the ARE IMPROVED WITH A

office,

Enforcement Center,

Law WITHIN

807

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 been legal holiday. complied with; that no action or Mortgagor(s) released from at law or otherwise to recover THIS COMMUNICATION IS ATTEMPTING THEJanuary 29, 2025 at 10:00 AM DEBT AND IDENTITY OF Lender/Broker/Mortgage PLACE OF SALE: County THE ORIGINAL CREDITOR

THE TIME ALLOWED BY MORTGAGOR'S PERSONAL ASSIGNS, MAY BE REDUCED TO FIVE WEEKS **ENTERED** MINNESOTA STATUTES AMONO OTHER THINGS, THAT THE RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED. DATED: December 3, 2024

PROVIDED BY LAW IS

MORTGAGEE: Iowa Bankers Mortgage Corporation Wilford, Geske & Cook, P.A. Attorneys for Mortgagee 7616 Currell Boulevard, Suite Woodbury, MN 55125 (651) 209-3300 File Number: 055535-F1 H-50-6B

THE

UNDER

STATUTES

PREMISES

NOTICE OF MORTGAGE FORECLOSURE SALE DATE AND TIME OF SALE: DEBT AND IDENTITY OF that default has occurred in Transaction Agent Mortgage January 08, 2025 at 10:00 AM PLACE OF SALE: County Number:

Sheriff s

## NOTICE OF MORTGAGE FORECLOSURE SALE NOTICE IS HEREBY property on or before 11:59

following described mortgage: OF MORTGAGE: March 26, 2021 ORIGINAL

MORTGAGOR(S): Troy M Inderrieden, a single man Deerwood MORTGAGEE: AND PLACE OF DATE

Recorded: April 1, 2021 Stearns County Recorder Document Number: A1598624 Transaction Applicable

RECORDING:

Deerwood Bank

Transaction Agent Mortgage Identification Number: Applicable Lender/Broker/Mortgage Originator: Deerwood Bank Residential Mortgage Servicer:

COUNTY PROPERTY IS LOCATED: OR ASSIGNS, MAY BE Property Address: 426 20th Ave IF North, Saint Cloud, MN 56303 Parcel ID Number: MINNESOTA 82.45802.0000

LEGAL DESCRIPTION OF PROPERTY: The North 10 feet of Lot Seventeen (17) and MORTGAGED all of Lot Eighteen (18), Block ARE IMPROVED WITH A Three (3), Coates, Cooper RESIDENTIAL DWELLING and Freeman's Addition to OF LESS THAN FIVE UNITS, St. Cloud, Stearns County, ARE Minnesota

**AMOUNT** CLAIMED TO BE DUE AS OF DATE OF NOTICE: DATED: October 8, 2024 THAT all 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 Center, 807 Enforcement 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

14, 2025 for the following offices:

fee of \$2.00.

RAYMOND TOWNSHIP

NOTICE OF ELECTION FILING

Affidavits of Candidacy may be filed at Ginny Borgerding's

(320) 808-4186. Filing period is December 31, 2024 to January

One Supervisor (3 Year Term)

One Treasurer (2 Year Term)

APPOINTMENT OF TREASURER BY TOWN BOARD – Shall

Option B, providing for the appointment of the treasurer by the

2025. Please call (320) 808-4186 beforehand. There is a filing

town board be adopted for the government of the town?

The following question will be on the ballot: OPTION B -

The Clerk's office will be open for filing from 1 p.m. to 5

that default has p.m. on June 4, 2025, or the next occurred in the conditions of the business day if June 4, 2025 falls on a Saturday, Sunday or legal holiday. Mortgagor(s) released from PRINCIPAL financial obligation: NONE AMOUNT OF MORTGAGE: THIS COMMUNICATION FROM DEBT

COLLEC ATTEMPTING DEBT. COLLECT INFORMATION **OBTAINED WILL BE USED** FOR THAT PURPOSE. RIGHT

VERIFICATION OF

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

REDUCED TO FIVE WEEKS A JUDICIAL ORDER **ENTERED** IS **UNDER** STATUTES, SECTION 582.032 DETERMINING, **AMONG** OTHER THINGS, THAT THE PROPERTY STATE OF MINNESOTA NOT USED IN AGRICULTURAL COUNTY OF STEARNS AND PRODUCTION, AND ARE DISTRICT COURT

MORTGAGEE: Deerwood pre-foreclosure Bank Inc., dba Deerwood Bank Wilford, Geske & Cook, P.A. Attorneys for Mortgagee 7616 Currell Boulevard, Suite nance, Inc.

ABANDONED.

Woodbury, MN 55125 File Number: 054958-F1 NOTICE OF POSTPONEMENT **OF MORTGAGE** 

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, State

FORECLOSURE SALE

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

/s/ Ginny Borgerding

#### the conditions of the following Identification 100429600000022069 MORTGAGE: Lender/Broker/Mortgage Enforcement Center, Originator: BankVista

COUNTY

AMOUNT

\$105,369.38

requirements

all

THAT

Stearns

NOTICE IS HEREBY GIVEN Systems, Inc.

December 30, 2016 PRINCIPAL Residential Mortgage Servicer: Minnesota ORIGINAL AMOUNT OF MORTGAGE: MidFirst Bank \$121.754.00 G PROPERTY IS LOCATED: MORTGAGOR(S): John Moen, a married person MORTGAGEE: Registration Ave E, Kimball, MN 55353 Electronic Systems, Inc., as mortgagee, Tax as nominee for BankVista, its 60.34496.0000 successors and assigns DATE AND PLACE OF PROPERTY: Lot Twenty-eight assigns. RECORDING:

Mortgage Corporation

Dated: November 4, 2024

Stearns County Recorder

1003445-0009050788-2

described mortgage: DATE OF MC

Systems, Inc.

Identification

Recorded: January 3, 2017 Stearns County Recorder Document Number: A1486356 **ASSIGNMENTS** MORTGAGE: Mortgage Corporation Dated: July 17, 2019 Recorded: July 19, 2019 Stearns County Recorder Document Number: A1548196

And assigned to: MidFirst

Savings Association Dated: March 23, 2023 Recorded: March 24, 2023 PURSUANT to the power of INFORMATION OBTAINED Stearns County Recorder Document Number: A1650539 Electronic

DISTRICT Case Type: Foreclosure Court No: 73-CV-23-9062 Vanderbilt Mortgage and Fi-

**NOTICE Of SHERIFF'S** 

Plaintiff, (651) 209-3300 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 Minnesota in said County and 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 Notice is hereby given that a township election for the Town-

sale contained in said mortgage, the above-described property PURPOSE. Transaction Agent: Mortgage will be sold by the Sheriff of THE Registration said county as follows: of January, 2025, at 10:00 a.m., ter transferred to the Premises) of the Mortgaged Property; (vi) at 705 Courthouse Square, St. and all land lying in the bed Cloud, MN 56303, the prem- of any street, road or avenue, ises and real estate lying and opened or proposed, in front

Bank, a Federally Chartered at law or otherwise to recover FROM A DEBT COLLECTOR

mortgage, or any part thereof;

IN

LEGAL DESCRIPTION OF

Stearns County, Minnesota.

Parcel ID Number:

DUE

have

the debt secured by said ATTEMPTING

AND

complied with; that no action or financial obligation: NONE

proceeding has been instituted THIS COMMUNICATION IS

in said Judgment to wit: Lot Twenty-eight (28), ment's, fittings, fixtures and Block One (1), Roosevelt Place, according to the plat and survey thereof on file and of record in the office of the County the Borrower has or may have Recorder for Stearns County, Minnesota.

Commonly referred to 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, of Minnesota), superior in lien 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 of eminent domain (including rights of any nature whatsoever transfer made in the exercise of nor or hereafter appurtenant to

Courthouse Square, St. Cloud, to pay the debt secured by said WHICH mortgage and taxes, if any, on said premises and the costs and disbursements, including REPRESENTATIVES Mortgage Property Address: 560 Hazel attorney fees allowed by law, subject to redemption within REDUCED TO FIVE WEEKS six (6) months from the date of IF said sale by the mortgagor(s), IS their personal representatives or MINNESOTA (28) and the East Half (E ½ If the Mortgage is not reinstated DETERMINING, ) of Lot Twenty-seven (27), under Minn. Stat. §580.30 or Block One (1), in Sherwood's the property is not redeemed Addition to Kimball Prairie, under Minn. Stat. §580.23, the Mortgagor must vacate the RESIDENTIAL DWELLING property on or before 11:59 p.m. And assigned to: First Guaranty CLAIMED TO BE DUE on July 08, 2025, or the next ARE AS OF DATE OF NOTICE: business day if July 08, 2025 falls on a Saturday, Sunday or pre-foreclosure legal holiday. been Mortgagor(s) released from

office,

COLLECT A DEBT. WILL BE USED FOR THAT **RIGHT** VERIFICATION

TO

machinery, apparatus, equip-

Property(hereinafter

may be defined in the Uniform

Commercial Code of the State

to the lien of the Mortgage

subject of this action; (v) all

awards or payments, including

interest thereon, and the right

to receive the same, which

may be made in respect to the

Mortgaged Property, wheth-

er from the exercise of right

said right), or for any other in-

of Titles, Stearns County,

the Premises or now or hereaf-jury to or decrease in the value

THE ORIGINAL CREDITOR WITHIN PROVIDED BY LAW IS NOT AFFECTED BY THIS 807 ACTION. THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR. THE MORTGAGOR'S PERSONAL OR ASSIGNS, MAY BE A JUDICIAL ORDER **ENTERED** SECTION OTHER THINGS, THAT THE MORTGAGED

ARE IMPROVED WITH A OF LESS THAN FIVE UNITS 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

Woodbury, MN 55125

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

H-47-6B

all leases and other agreements (other than Ground Leases) affecting the use or occupancy of being in the County of Stearns, of or adjoining the Premises to the Mortgaged Property now or State of Minnesota, described the center line thereof; (iv) all 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 a the "Policies") covering the Mortgaged Property, including

other property of every kind and nature whatsoever owned by the Borrower, or in which 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 without limitation, the right to receive and apply the proequipment, materials, and supplies or any nature whatsoever ceeds of any insurance, judgowned by the Borrower, or in ments, or settlements made in which the Borrower has or shall lieu thereof, for damage to the Mortgaged Property; (viii) the have an interest, now or hereafter located upon the Mortgaged right, in the name and on behalf collecof the Borrower, to appear in and defend any action or protively referred to as the "Equipment"), and the right, title, and ceeding brought with respect to interest of the Borrower in and the Mortgaged Property and to to any of the Equipment which commence any action or promay be subject to any secuceeding brought with respect to the Mortgaged Property and to rity agreements (as that term

> 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**

commence any action or pro-

ceeding to protect the interest

of Plaintiff in the Mortgaged

Property; and (ix) all proceeds

#### ship of Raymond, County of Stearns, will be held on Tuesday, NOTICE OF SHERIFF'S March 11, 2025 from 5 p.m. to 8:00 p.m. in the backroom of SALE STATE OF MINNESOTA

COUNTY OF STEARNS residence at 45046 320th Street, Brooten, MN 56316 by calling 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 p.m. at 45046 320th Street, Brooten, MN 56316 on January 14, AND DECREE Truist Bank,

Raymond Township Clerk vs.

Plaintiff.

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, Courthouse Square, St. Cloud, Minnesota 56303, the Sheriff of Stearns County will sell to the the real property to be sold, in highest bidder for cash at public auction the real property legally described as follows:

Minnesota; Property Address: 1919 Summit Drive, Saint Cloud, MN 56303 This sale is directed by, and will be made pursuant to the Eric D. Cook, #0218807 Findings of Fact, Conclusions of Law, Order for Judgment and Judgment and Decree entered in the above-entitled action on (651) 209-3300 October 9, 2024, and describing order to satisfy the judgment found due and owing to Truist Bank. A certified copy of the Lot Ten (10) Block Two Findings of Fact, Conclusions of Law, Order for Judgment and

By: /s/ <u>David Patterson</u> Deputy Sheriff P-48-6B attached. Dated: November 6, 2024 WILFORD, **GESKE** 

COOK, P.A. By: /s/ Eric D. Cook Attorney for Plaintiff 7616 Currell Blvd., Suite 200 Woodbury, MN 55125 Dated: November 8, 2024

STEVE SOYKA SHERIFF OF STEARNS COUNTY By: /s/ Jamie Florek

Deputy Sheriff H-48-6B

(2) OAK KNOLL ADDITION according to the plat and survey Judgment and Decree has been thereof on file and of record delivered to the office of the H-49-3B Olayinka A. Afolabi and in the office of the Registrar Ramsey County Sheriff, and is

SAUK CENTRE HERALD | THURSDAY, DECEMBER 12, 2024 | Page 9

# **PUBLIC NOTICES**

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

ASSUMED NAME: Equipment Automations. PRINCIPAL PLACE OF BUSINESS IS: 801 CHINOOK

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

### **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

Affidavits of Candidacy may be filed at Jessica Minette's res-AVE SW, AVON, MN 56310 USA.

APPLICANT(S): Hardline North LLC, 220 4TH STREET,

APPLICANT(S): Hardline North LLC, 220 4TH STREET,

(320) 266 6060. Filing period in December 31, 2024 to Japuary. (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

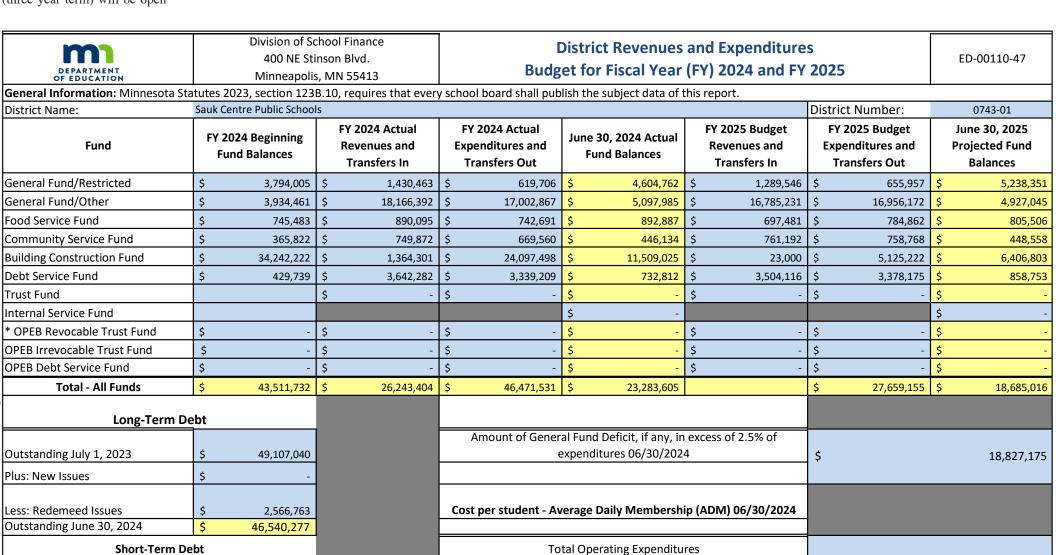
### **SAUK CENTRE TOWNSHIP** FILING NOTICE.

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



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

\$

**Comments:** 

Certificates of Indebtedness

Other Short-Term Indebtedness

FY 2024 Total ADM Served + Tuitioned Out ADM + Adjusted Extended

FY 2024 Operating Cost per ADM

1,144

16,452