

PUBLIC NOTICES

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

NOTICE OF CANCELLATION OF CONTRACT FOR DEED

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-50-3B

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
MORTGAGOR: 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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Attorneys for Mortgagee
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Woodbury, MN 55125
(651) 209-3300
File Number: 055497-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: 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,

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

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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
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H-50-6B

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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

PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

NOTICE OF MORTGAGE FORECLOSURE SALE

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.

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DATED: December 3, 2024
MORTGAGEE: U.S. Bank Trust National Association

Wilford, Geske & Cook, P.A.
Attorneys for Mortgagee
7616 Currell Boulevard, Suite 200
Woodbury, MN 55125
(651) 209-3300
File Number: 051936-F6

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for August 14, 2024 at 10:00 AM has been postponed to September 17, 2024 at 10:00 AM in the Stearns County Sheriff's office, Law Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota in said County and State.

DATED: August 8, 2024
MORTGAGEE: U.S. Bank Trust National Association

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for August 14, 2024 at 10:00 AM has been postponed to September 17, 2024 at 10:00 AM in the Stearns County Sheriff's office, Law Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota in said County and State.

DATED: August 8, 2024
MORTGAGEE: U.S. Bank Trust National Association

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for September 17, 2024 at

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.

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

**NOTICE IS HEREBY
 GIVEN**, that under and by vir-
 tue of the Order for Entry of
 Judgment of Foreclosure and
 for Dismissal of Claims (the
 “Judgment”) entered in the
 above entitled mortgage fore-
 closure action on September 9,
 2024, a certified copy of which
 has been delivered to me, di-
 recting the sale of the mort-
 gaged 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 De-
 fendants SCCS Property SPV
 LLC (“SCCS”), TE Real Es-
 tate 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 29, 2025 at
 1:00 pm at the Stearns County
 Sheriff’s Office, Law Enforce-
 ment Center, 807 Courthouse
 Square, St. Cloud, Minnesota
 56302, the premises and real
 estate described in said Judg-
 ment, 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 re-
 corded plat thereof, Stearns
 County, Minnesota.
ABSTRACT PROPERTY.
 Plaintiff, to the best of its
 knowledge, provide the follow-

ing information regarding the
 Mortgaged Premises:

- The physical street ad-
 dress, city and ZIP Code of the
 mortgaged premises are 511
 28th Avenue South, Waite Park,
 MN 56387.
- The tax parcel identifica-
 tion number of the mortgaged
 premises is 98.60820.0900.
- 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 Novem-
 ber 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 Novem-
 ber 1, 2021, as Document No.
 A1618316.
- The name of the mortgagor
 is SCCS Property SPV LLC.
- Original principal amount
 of the mortgage: \$25,970,000.
- The name of the mortgage
 servicer and the lender or broker
 is Arena Limited SPV, LLC.
- The name of the mortgage
 originator is Arena Limited
 SPV, LLC.
- As of October 30, 2024,
 the amount due on the
 Judgment and mortgage is
 \$25,487,444.96. Interest ac-
 crues 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 mort-
 gage is \$25,787,707.99.
- Pursuant to the terms of
 the Judgment, the Defendants,
 including the mortgagor, are
 barred and foreclosed from as-
 serting any right, title or interest
 in the premises, **including
 any right of redemption.**
 Dated: December 12, 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
 H-51-6B

**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 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 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 Fi-
 nance, 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 cer-
 tified copy of which has been
 delivered to me directing the
 sale of the premises hereinafter
 described, to satisfy the amount
 found and adjudged due Plain-
 tiff in the above entitled action
 from Defendant Jay H. Seguin,
 as prescribed in the Judgment,
 the undersigned Sheriff of
 Stearns County will sell at pub-
 lic auction, to the highest bid-
 der, for cash, on the 16th day

**RAYMOND TOWNSHIP
 NOTICE OF ELECTION FILING**

Notice is hereby given that a township election for the Town-
 ship 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)

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

NOTICE OF MORTGAGE FORECLOSURE SALE

Systems, Inc.
 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 ½
) 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:

NOTICE OF MORTGAGE FORECLOSURE SALE

**NOTICE IS HEREBY
 GIVEN** that default has
 occurred in the conditions of the
 following described mortgage:
DATE OF MORTGAGE:
 September 20, 2021
**MAXIMUM PRINCIPAL
 AMOUNT OF MORTGAGE:**
 \$8,000.00
MORTGAGOR(S): Richard W
 Schwindel, a single person
MORTGAGEE: Deerwood
 Bank
**DATE AND PLACE OF
 RECORDING:**
 Recorded: October 13, 2021
 Stearns County Recorder
 Document Number: A1616757
 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: 150 13th Ave
 N, Waite Park, MN 56387
 Tax Parcel ID Number:
 98.61079.0000
**LEGAL DESCRIPTION OF
 PROPERTY:** The North One
 Half (N 1/2) of Lot Twenty-
 seven (27) and all of Lot
 Twenty-eight (28), Block
 Seventeen (17), Waite Park,
 Stearns County, Minnesota
**AMOUNT DUE AND
 CLAIMED TO BE DUE AS OF
 DATE OF NOTICE:** \$8,770.37
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:
 February 05, 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 Mortgage 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**
 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

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 Mortgage 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**
 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

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 Mortgage 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**
 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

of January, 2025, at 10:00 a.m.,
 at 705 Courthouse Square, St.
 Cloud, MN 56303, the prem-
 ises 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 re-
 cord 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”) to-
 gether with (i) all buildings and
 improvements now or hereafter
 located on the Premises (the
 “Improvements”); (ii) all of the
 estate, right, title, claim, or de-
 mand of any nature whatsoever
 of Jay H. Seguin (the “Borrow-
 er”) either in law or in equity,
 in possession or expectancy,
 in and to the Mortgaged Prop-
 erty (as defined below) or any
 part thereof; (iii) all easements,
 rights-of-way, gores of land,
 streets, ways, alleys, passag-
 es, sewer rights, waters, water
 courses, water rights and pow-
 ers, 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 (in-
 cluding, 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 MORTGAGE FORECLOSURE SALE

ter 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, equip-
 ment’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 oper-
 ation or occupancy of the Mort-
 gaged Property and all building
 equipment, materials, and sup-
 plies or any nature whatsoever
 owned by the Borrower, or in
 which the Borrower has or shall
 have an interest, now or hereaf-
 ter located upon the Mortgaged
 Property (hereinafter collec-
 tively referred to as the “Equip-
 ment”), and the right, title, and
 interest of the Borrower in and
 to any of the Equipment which
 may be subject to any secu-
 rity agreements (as that term
 may be defined in the Uniform
 Commercial Code of the State
 of Minnesota), superior in lien
 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
 of eminent domain (including
 transfer made in the exercise of
 said right), or for any other in-
 jury to or decrease in the value

of the Mortgaged Property; (vi)
 all leases and other agreements
 (other than Ground Leases) af-
 fecting the use or occupancy of
 the Mortgaged Property now or
 hereafter entered into (hereaf-
 ter referred to as the “Leases”)
 and the right to receive and
 apply rents, issues, and prof-
 its 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 (collect-
 ively, referred to hereinafter
 a the “Policies”) covering the
 Mortgaged Property, including
 without limitation, the right
 to receive and apply the pro-
 ceeds of any insurance, judg-
 ments, 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 pro-
 ceeding brought with respect to
 the Mortgaged Property and to
 commence any action or pro-
 ceeding brought with respect to
 the Mortgaged Property and to
 commence any action or pro-
 ceeding 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 MORTGAGE FORECLOSURE SALE

of January, 2025, at 10:00 a.m.,
 at 705 Courthouse Square, St.
 Cloud, MN 56303, the prem-
 ises 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 re-
 cord 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”) to-
 gether with (i) all buildings and
 improvements now or hereafter
 located on the Premises (the
 “Improvements”); (ii) all of the
 estate, right, title, claim, or de-
 mand of any nature whatsoever
 of Jay H. Seguin (the “Borrow-
 er”) either in law or in equity,
 in possession or expectancy,
 in and to the Mortgaged Prop-
 erty (as defined below) or any
 part thereof; (iii) all easements,
 rights-of-way, gores of land,
 streets, ways, alleys, passag-
 es, sewer rights, waters, water
 courses, water rights and pow-
 ers, 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 (in-
 cluding, 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 MORTGAGE FORECLOSURE SALE

ter 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, equip-
 ment’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 oper-
 ation or occupancy of the Mort-
 gaged Property and all building
 equipment, materials, and sup-
 plies or any nature whatsoever
 owned by the Borrower, or in
 which the Borrower has or shall
 have an interest, now or hereaf-
 ter located upon the Mortgaged
 Property (hereinafter collec-
 tively referred to as the “Equip-
 ment”), and the right, title, and
 interest of the Borrower in and
 to any of the Equipment which
 may be subject to any secu-
 rity agreements (as that term
 may be defined in the Uniform
 Commercial Code of the State
 of Minnesota), superior in lien
 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
 of eminent domain (including
 transfer made in the exercise of
 said right), or for any other in-
 jury to or decrease in the value

NOTICE OF MORTGAGE FORECLOSURE SALE

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

PUBLIC NOTICES

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

MELROSE TOWNSHIP NOTICE

Affidavits for Candidacy may be filed with the Township Clerk at 11607 251st Ave, Sauk Centre, MN 56378 beginning Thursday, January 2nd, 2025 at 8AM and continue until January 16, 2025 at 5PM. The clerk will be available at the above residence on

January 16, 2025 from 1pm to 5pm for filing purposes as required by law. Any questions, please email willmancindyl@gmail.com or call 612-280-0595.

Office to be filled is for a supervisor for a 3-year term. The filing fee is \$2.00.

Cindy Willman, clerk Melrose Township PH-51-1B

FILING NOTICE FOR KANDOTA TOWNSHIP

Affidavits of Candidacy may be filed with the Town Clerk, Daniel Gieske, at his home (320-352-6255) between 8:00 AM and 5:00 PM from January 2nd, 2025 to January 16th, 2025, for the following office:

One (1) Supervisor- 3 year term. Seat B. The Clerk's office at 12557 Akela Drive will be open for filing from 1 to 5 PM on January 16th, 2025. Call for directions if needed. Filing fee- \$2.00.

Dan Gieske, clerk H-51-2B

GETTY TOWNSHIP FILING NOTICE

Affidavits of Candidacy may be filed with the town clerk at her home, 39957 360th St, Sauk Centre, MN 56378 between 9:00 a.m. and 5:00 p.m. from Tuesday, December 31, 2024 to Tuesday, January 14, 2025 for the offices of:

One (1) Supervisor for a three (3) year term One (1) Treasurer for a two (2) year term Filing fee: \$2.00

Tara Meyer, Getty Township Clerk H-51-2B

CERTIFICATE OF ASSUMED NAME Minnesota Statutes Chapter 333

ASSUMED NAME: Woodcrest of Country Manor Assisted Living.

PRINCIPAL PLACE OF BUSINESS IS: 1200 LANIGAN WAY SW, SAINT JOSEPH, MN 56374 United States.

APPLICANT(S): Country Manor St. Joseph, LLC, 520 1st St NE, Sartell, MN 56377 United States.

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/ Denise Baker 12/16/2024 H-51-2B

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

BIRCHDALE TOWNSHIP NOTICE OF ELECTION FILING

The Birchdale Township Election will be held on Tuesday, March 12, 2024 at the Birchdale Town Hall. Affidavits of candidacy may be filed with the Township Clerk at the Clerk's home at 426 West Main Street, Melrose, MN 56352 starting at 8:00 a.m. December 31, 2024 through January 14, 2025 by 5:00 PM for the following offices:

One (1) Supervisor – Position A ---- 3 Year Term One (1) Supervisor – Position B ---- 3 Year Term One (1)

The filing fee is \$2.00. Please call ahead (320) 248-1841.

Jackie Bauer, Clerk-Birchdale Township, Todd County H-51-1B