

**PUBLIC NOTICE**

**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

in the office of the Registrar of Titles, Stearns County, Minnesota;  
Property Address: 1919 Summit Drive, Saint Cloud, MN 56303  
This sale is directed by, and will be made pursuant to the Findings of Fact, Conclusions of Law, Order for Judgment and Decree entered in the above-entitled action on October 9, 2024, and describing the real property to be sold, in order to satisfy the judgment found due and owing to Truist Bank. A certified copy of the Findings of Fact, Conclusions of Law, Order for Judgment and Decree has been delivered to the office of the Ramsey County Sheriff, and is attached.  
Dated: November 6, 2024

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

Dated: November 8, 2024  
**STEVE SOYKA  
SHERIFF OF STEARNS  
COUNTY**  
By: /s/ *Jamie Florek*  
Deputy Sheriff  
H-48-6B

**NOTICE OF SHERIFF'S SALE UNDER JUDGEMENT AND DECREE**

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

**NOTICE IS HEREBY GIVEN**

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

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

STATE OF MINNESOTA  
COUNTY OF STEARNS  
CASE TYPE: QUIET TITLE  
DISTRICT COURT  
SIXTH JUDICIAL  
DISTRICT  
Court File No.  
73-CV-24-10152

Sawbill Outstate, Inc.,  
Plaintiff,  
vs.  
PennyMac Loan Services, LLC; Federal National Mortgage Association; Estate of Michel Thomas Erickson, deceased; Jodi Mae Davis; unknown heirs of Michael Thomas Erickson, deceased; Also all other persons unknown claiming any right, title, estate, interest or lien in the real estate described in the complaint herein, Defendants.

**SUMMONS**

**THIS SUMMONS IS DIRECTED TO THE ABOVE-NAMED DEFENDANTS:**

1. **YOU ARE BEING SUED.** The Plaintiff has started a lawsuit against you. The Complaint is attached to this Summons. Do not throw these papers away. They are official papers that start a lawsuit and affect your legal rights, even if nothing has been filed with the court and even if there is no court file number on this Sum-

mons.  
2. **YOU MUST BOTH REPLY, IN WRITING, AND GET A COPY OF YOUR REPLY TO THE PERSON/BUSINESS WHO IS SUING YOU WITHIN 21 DAYS TO PROTECT YOUR RIGHTS.** Your reply is called an Answer. Getting your reply to the Plaintiff is called service. You must serve a copy of your Answer or Answer and Counterclaim (Answer) within 21 days from the date you received the Summons and Complaint.  
ANSWER: You can find the Answer form and instructions on the MN Judicial Branch website at [www.mncourts.gov/forms](http://www.mncourts.gov/forms) under the "Civil" category. The instructions will explain in detail how to fill out the Answer form.  
3. **YOU MUST RESPOND TO EACH CLAIM.** The Answer is your written response to the Plaintiff's Complaint. In your Answer you must state whether you agree or disagree with each paragraph of the Complaint. If you think the Plaintiff should not be given everything they asked for in the Complaint, you must say that in your Answer.  
4. **SERVICE: YOU MAY LOSE YOUR CASE IF YOU DO NOT SEND A WRITTEN RESPONSE TO THE PLAINTIFF.** If you do not

serve a written Answer within 21 days, you may lose this case by default.  
You will not get to tell your side of the story. If you choose not to respond, the Plaintiff may be awarded everything they asked for in their Complaint. If you agree with the claims stated in the Complaint, you don't need to respond. A default judgment can then be entered against you for what the Plaintiff asked for in the Complaint.  
To protect your rights, you must serve a copy of your Answer on the person who signed this Summons in person or by mail at this address: Mark A. V. Petersen, Petersen, PLC, 5620 Memorial Ave N, Ste E, Stillwater, MN 55082.  
5. Carefully read the Instructions (CIV301) for the Answer for your next steps.  
6. **LEGAL ASSISTANCE.** You may wish to get legal help from an attorney lawyer. If you do not have an attorney and would like legal help:  
• Visit [www.mncourts.gov/self-help](http://www.mncourts.gov/self-help) and click on the "Legal Advice Clinics" tab to get more information about legal clinics in each Minnesota county.  
• Court Administration may have information about places where you can get legal assistance.

**NOTE: Even if you cannot get legal help, you must still serve a written Answer to protect your rights or you may lose the case.**

7. **ALTERNATIVE DISPUTE RESOLUTION.** The parties may agree to or be ordered to participate in an alternative dispute resolution process under Rule 114 of the Minnesota General Rules of Practice. You must still send your written response to the Complaint even if you expect to use alternative means of resolving this dispute.  
8. **THIS LAWSUIT AFFECTS OR BRINGS INTO QUESTION TITLE TO REAL PROPERTY** commonly known as 1745 14th St. S., St. Cloud, MN 56301 and legally described as The South 150 feet of Lot 5, Memorial Acres City of St. Cloud, according to the recorded plat thereof, Stearns County, Minnesota.

DATED: December 19, 2024  
PETERSEN, PLC  
By: /s/ *Mark A. V. Petersen*  
(#278580)  
5620 Memorial Ave N, Suite E  
Stillwater, MN 55082  
(651) 351-0500  
mark@petersenplc.com  
ATTORNEY FOR PLAINTIFF  
H-52-3B

**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

**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, 2023, 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

**ORDINANCE 844**

**AN ORDINANCE OF THE CITY OF SAUK CENTRE AUTHORIZING SUMMARY PUBLICATION OF ORDINANCE 843 SUMMARIZING AND REAFFIRMING FEES FOR CITY LICENSES AND PERMITS AND PROVIDING FOR SUBSEQUENT REVIEW, MODIFICATION AND**

**AMENDMENT**

**THE CITY OF SAUK CENTRE DOES HEREBY ORDAIN:**

Section 1: Publication of the title summarizing Ordinance 843 will clearly inform the public of the intent and effect of the ordinance.  
Section 2: A printed copy of the text of Ordinance 843

will be available for inspection by any person during regular business hours at the office of the City of Clerk or by standard or electronic mail.  
Section 3: This Ordinance shall become effective upon its passage and publication as provided by law.  
The foregoing ordinance was duly passed and adopted by the Council of the City of

Sauk Centre, Minnesota at its regular meeting on the 18th day of December, 2024.  
By: /s/ Warren Stone  
Its Mayor

By: /s/ Vicki M. Willer  
Its City Administrator/Clerk

**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.

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

**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 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 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 SHERIFF'S SALE**

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

Vanderbilt Mortgage and Finance, Inc.,  
Plaintiff,  
v.  
Jay H. Seguin, and all other persons unknown claiming any right, title, estate, interest, or line in the real estate described in the Complaint herein,  
Defendants.

**NOTICE OF SHERIFF'S SALE UNDER 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 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-

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, equipment's, fittings, fixtures and other property of every kind and nature whatsoever owned by the Borrower, or in which the Borrower has or may have an interest, now or hereafter located upon the Mortgaged Property, or appurtenance thereto, or usable in connection with the future or present operation or occupancy of the Mortgaged Property and all building equipment, materials, and supplies or any nature whatsoever owned by the Borrower, or in which the Borrower has or shall have an interest, now or hereafter located upon the Mortgaged Property (hereinafter collectively referred to as the "Equipment"), and the right, title, and interest of the Borrower in and to any of the Equipment which may be subject to any security agreements (as that term may be defined in the Uniform Commercial Code of the State of 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, whether from the exercise of right of eminent domain (including transfer made in the exercise of said right), or for any other injury to or decrease in the value

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 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: 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 Mortgagor must vacate the property on or before 11:59 p.m. on August 05, 2025, or the next business day if August 05, 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 10, 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: 055357-F1 H-51-6B

## 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, 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-50-3B

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.  
**AMENDED 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 29, 2025 at 1:00 pm 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 fol-

lowing 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 \$25,787,707.99.  
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: 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@fwhlrlaw.com  
H-51-6B

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