

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

PUBLIC NOTICES

NOTICE OF SHERIFF'S SALE

STATE OF MINNESOTA COUNTY OF STEARNS DISTRICT COURT SEVENTH JUDICIAL DISTRICT

Case Type: Foreclosure
Court No: 73-CV-23-9062

Vanderbilt Mortgage and Finance, Inc.,
Plaintiff,

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

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

NOTICE IS HEREBY GIVEN, that under and by virtue of Judgment made and entered in the above entitled action on the 30th day of May, 2024, by the District Court of Stearns County, Minnesota, Seventh Judicial District, a certified copy of which has been delivered to me directing the sale of the premises herein-after 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, 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 hereafter transferred

to the Premises) and all land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the Premises to the center line thereof; (iv) all machinery, apparatus, equipment's, fittings, fixtures and other property of every kind and nature whatsoever owned by the Borrower, or in which the Borrower has or may have an interest, now or hereafter located upon the Mortgaged Property, or appurtenance thereto, or usable in connection with the future or present operation or occupancy of the Mortgaged Property and all building equipment, materials, and supplies or any nature whatsoever owned by the Borrower, or in which the Borrower has or shall have an interest, now or hereafter located upon the Mortgaged Property (hereinafter collectively referred to as the "Equipment"), and the right, title, and interest of the Borrower in and to any of the Equipment which may be subject to any security agreements (as that term may be defined in the Uniform Commercial Code of the State of 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
H-48-6B

NOTICE OF SHERIFF'S SALE

STATE OF MINNESOTA COUNTY OF STEARNS DISTRICT COURT SEVENTH JUDICIAL DISTRICT

Case Type: Civil Other: Judicial Foreclosure

Court File No. 73-CV-24-3723

NOTICE OF SHERIFF'S SALE UNDER JUDGEMENT AND DECREE

Trust Bank,
Plaintiff,

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

NOTICE IS HEREBY GIVEN

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

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

in the office of the Registrar of Titles, Stearns County, Minnesota;

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

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

Dated: November 6, 2024

WILFORD, GESKE & COOK, P.A.

By: /s/ Eric D. Cook
Eric D. Cook, #0218807
Attorney for Plaintiff

7616 Currell Blvd., Suite 200
Woodbury, MN 55125
(651) 209-3300

Dated: November 8, 2024

STEVE SOYKA
SHERIFF OF STEARNS COUNTY

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

Notice Aeration System

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

H-1-1P

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.

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 Summons.

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 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, PLC, 5620 Memorial Ave N, Ste E, Stillwater, MN 55082.

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/selfhelp 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 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

West Union Township Filing Notice

Affidavits of candidacy may be filed with Sharon Marthaler, the town clerk.

Filing opens January 2nd, 2025 and closes January 16th, 2025 at 5:00 pm. Filing by appointment only calling 320-304-1014.

Last day open filing from

1:00-5:00 pm at 307 4th Ave W, Osakis, MN.

For the office of:
One (1) Supervisor - 3-year term
One (1) Treasurer - 2-year term

Filing fee: \$2.00

Sharon Marthaler, Clerk
West Union Township
H-1-1B

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

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

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: January 25, 2021

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$100,000.00

MORTGAGOR(S): Nicole Wieggers, an unmarried woman

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for LeaderOne Financial Corporation, its successors and assigns

DATE AND PLACE OF RECORDING: Recorded: February 3, 2021 Stearns County Recorder Document Number: A1593570

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

Originator: LeaderOne Financial Corporation Residential Mortgage Servicer: Valon Mortgage, Inc. COUNTY IN WHICH PROPERTY IS LOCATED: Stearns

Property Address: 215 Pine St S, Sauk Centre, MN 56378 Tax Parcel ID Number: 94.59135.0000

LEGAL DESCRIPTION OF PROPERTY: Lot 9, and The South 5 feet of Lot 8, All in Block 15, Original Townsite (now City) of Sauk Centre, Stearns County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$102,530.46

THAT all pre-foreclosure requirements have been complied with; that no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof; PURSUANT to the power of sale contained in said mortgage, the above-described property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE: January 29, 2025 at 10:00 AM

PLACE OF SALE: County Sheriff's office, Law

Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota

to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorney fees allowed by law, subject to redemption within six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns.

If the Mortgage is not reinstated under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on July 29, 2025, or the next business day if July 29, 2025 falls on a Saturday, Sunday or legal holiday.

Mortgagor(s) released from financial obligation: NONE

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME

PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

DATED: December 9, 2024

MORTGAGEE: Seneca Mortgage Servicing LLC Wilford, Geske & Cook, P.A. Attorneys for Mortgagee 7616 Currell Boulevard, Suite 200 Woodbury, MN 55125 (651) 209-3300 File Number: 055497-F1 H-50-6B

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 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

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

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:

- The physical street address, city and ZIP Code of the mortgaged premises are 511 28th Avenue South, Waite Park, MN 56387.
- The tax parcel identification number of the mortgaged premises is 98.60820.0900.
- 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.
- 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 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.
- 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.
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