PUBLIC NOTICES

NOTICE OF MORTGAGE FORECLOSURE SALE NOTICE IS HEREBY GIVEN Sheriff's that default has occurred in the

conditions of the following described mortgage: DATE OF MORTGAGE: March 16, 2018 PRINCIPAL ORIGINAL

\$154,700.00 MORTGAGOR(S): Thomas J Salzer a single person

AMOUNT OF MORTGAGE:

MORTGAGEE: Mortgage Registration Electronic Systems, Inc., as mortgagee, as nominee for PrimeLending, a PlainsCapital Company, its successors and assigns

DATE AND PĽACE OF RECORDING:

Recorded: April 5, 2018 Stearns County Recorder Document Number: A1517651 ASSIGNMENTS

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 Registration Electronic 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 ΙN WHICH PROPERTY IS LOCATED:

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 pre-foreclosure THAT all

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

said county as follows: DATE AND TIME OF SALE: January 22, 2025 at 10:00 AM PLACE OF SALE: County

NOTICE OF SHERIFF'S

SALE

Court File No. 73-CV-24-3723

SALE UNDER JUDGEMENT

NOTICE OF SHERIFF'S

Olayinka A. Afolabi and

and Urban Development,

Enforcement Center,

NOTICE IS HEREBY

GIVEN that on January 30,

2025, at 10:00 a.m., at the

County Sheriff's office, Law

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

(2) OAK KNOLL ADDITION

according to the plat and survey

thereof on file and of record

Lot Ten (10) Block Two

legally described as follows:

Secretary of Housing

Defendants.

STATE OF MINNESOTA

COUNTY OF STEARNS

DISTRICT COURT

Civil Other: Judicial

DISTRICT

Case Type:

Foreclosure

AND DECREE

Plaintiff,

Truist Bank,

SEVENTH JUDICIAL

Enforcement Center, Courthouse Square, St. Cloud,

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 COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. RIGHT

VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE 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 **ENTERED** UNDER STATUTES, MINNESOTA **SECTION** 582.032, DETERMINING, **AMONG** OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, NOT PROPERTY ARE USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

DATED: November 26, 2024 MORTGAGEE: U.S. Bank Wilford, Geske & Cook, P.A. Attorneys for Mortgagee

7616 Currell Boulevard, Suite 200

Woodbury, MN 55125 (651) 209-3300 File Number: 050446-F4

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 be made pursuant to Findings of Fact, Conclusions

of Law, Order for Judgment and 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 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 northwest side of Sauk Lake in front of Saukinac Campground with thin ice/open water conditions until spring.

H-1-1P

PUBLIC NOTICES

NEWS/ 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,

Jay H. Seguin, and all other persons unknown claiming any right, title, estate, interest, or line in the real estate described National Association 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 Seventh Judicial District, a certified copy of which has been 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

the premises and real estate lying and being in the County of Stearns, State of Minnesota, described in said Judgment to

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 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, ments, 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

Square, St. Cloud, MN 56303, 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 est thereon, and the right to Property"). receive the same, which may Dated: November 21, 2024 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)

10:00 a.m., at 705 Courthouse to the Premises) and all land 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 a 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 Stearns County, Minnesota, water courses, water rights and Code of the State of Minne- of Plaintiff in the Mortgaged powers, and all estates, rights, sota), superior in lien to the Property; and (ix) all proceeds titles, interests, privileges, lien of the Mortgage subject of each of the foregoing (off delivered to me directing the liberties, tenements, heredita- of this action; (v) all awards of the foregoing, together with or payments, including inter- the Premises, the "Mortgaged

STEVE SOYKA SHERIFF OF STEARNS COUNTY, MINNESOTA

By: /s/ <u>David Patterson</u> Deputy Sheriff H-48-6B

STATE OF MINNESOTA COUNTY OF STEARNS CASE TYPE: QUIET TITLE DISTRICT COURT SIXTH JUDICIAL DISTRICT Court File No.

Sawbill Outstate, Inc., Plaintiff,

73-CV-24-10152

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 DI-RECTED 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-

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 side of the story. If you choose (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 RE-

1:00-5:00 pm at 307 4th Ave

SPOND 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 have information about places think the Plaintiff should not be given everything they asked for in the Complaint, you must say

that in your Answer. 4. **ŠERVICE: YOU MAY** LOSE YOUR CASE IF YOU DO NOT SEND A WRIT-TEN 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 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.

LEGAL TANCE. You may wish to get legal help from an attorney lawyer. If you do not have an attorney and would like legal

Visit <u>www.mncourts.gov/</u> selfhelp and click on the "Legal Advice Clinics" tab to get more information about legal clinics in each Minnesota county.

 Court Administration may 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 DIS-**PUTE 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 AF-FECTS 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, Min-

DATED: December 19, 2024 PETERSEN, PLC By: /s/ Mark A. V. Petersen (#278580)**ASSIS-** 5620 Memorial Ave N, Suite E Stillwater, MN 55082 (651) 351-0500

mark@petersenplc.com AŤTORNÉY FOR PLAINTIFF

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

W, Osakis, MN For the office of: One (1) Supervisor – 3-year One (1) Treasurer – 2-year term

Filing fee: \$2.00 Sharon Marthaler, Clerk West Union Township H-1-1B

<u>NEWS/ PUBLIC NOTICES</u>

NOTICE OF MORTGAGE FORECLOSURE SALE

Courthouse Square, St. Cloud, NOT AFFECTED BY THIS

LeaderOne Enforcement Center,

PUBLIC NOTICES

that default has Financial Corporation occurred in the conditions of the Residential Mortgage Servicer: Minnesota following described mortgage: Valon Mortgage, Inc. MORTGAGE: COUNTY IN PROPERTY IS LOCATED: PRINCIPAL Stearns AMOUNT OF MORTGAGE: Property Address: 215 Pine St attorney fees allowed by law, REPRESENTATIVES S, Sauk Centre, MN 56378 Nicole 94.59135.0000 Wiegers, an unmarried woman LEGAL DESCRIPTION OF their personal representatives Mortgage Registration PROPERTY: Lot 9, and The or assigns. Systems, Inc., as mortgagee, as nominee for LeaderOne Block 15, Original Townsite under Minn. Stat. §580.30 or DETERMINING, Financial Corporation, its Stearns County, Minnesota PLACE OF AMOUNT DUE CLAIMED TO BE DUE property on or before 11:59 p.m. Recorded: February 3, 2021 AS OF DATE OF NOTICE: \$102,530.46 Document Number: A1593570 THAT all pre-foreclosure falls on a Saturday, Sunday or requirements have complied with; that no action or Mortgagor(s) released from proceeding has been instituted financial obligation: NONE And assigned to: Seneca Mortgage Servicing LLC at law or otherwise to recover THIS COMMUNICATION IS the debt secured by said FROM A DEBT COLLECTOR Recorded: October 31, 2024 mortgage, or any part thereof; Stearns County Recorder PURSUANT to the power of COLLECT A DEBT.

said county as follows:

PLACE OF SALE: County

office,

Agent:

Identification Number: Not

IN

Number: January 29, 2025 at 10:00 AM

Applicable

Applicable

Credit Union

COUNTY

Kimball, MN 55353

Twenty-eight (28),

all

AMOUNT

Stearns County, Minnesota

Seventeen (17), Waite Park, assigns.

DUE

CLAIMED TO BE DUE AS OF

DATE OF NOTICE: \$8,770.37

complied with; that no action or

at law or otherwise to recover

the debt secured by said

PURSUANT to the power of

sale contained in said mortgage,

will be sold by the Sheriff of

Lender/Broker/Mortgage DATE AND TIME OF SALE: INFORMATION OBTAINED

February 05, 2025 at 10:00 AM

office,

PLACE OF SALE: County PURPOSE.

Center,

to pay the debt secured by said WITHIN

mortgage and taxes, if any, on PROVIDED

Number: said premises and the costs NOT AFFECTED BY THIS

said county as follows:

Sheriff's

Enforcement

Minnesota

mortgage, or any part thereof;

60.34464.0000

Stearns

Tax

NOTICE IS HEREBY Originator:

GIVEN

DATE

OF

January 25, 2021

MORTGAGOR(S):

successors and assigns

Stearns County Recorder

Dated: October 28, 2024

1007212-1200260040-8

Document Number: A1681535

Lender/Broker/Mortgage Sheriff's

occurred in the conditions of the Transaction

MORTGAGEE:

DATE AND

RECORDING:

ASSIGNMENTS

MORTGAGE:

Electronic

Systems, Inc.

Identification

ORIGINAL

\$100,000.00

Electronic

to pay the debt secured by said THE TIME ALLOWED BY WHICH mortgage and taxes, if any, on LAW FOR REDEMPTION said premises and the costs and disbursements, including subject to redemption within OR ASSIGNS, Tax Parcel ID Number: six (6) months from the date of REDUCED TO FIVE WEEKS said sale by the mortgagor(s), IF South 5 feet of Lot 8, All in If the Mortgage is not reinstated (now City) of Sauk Centre, the property is not redeemed OTHER THINGS, THAT THE under Minn. Stat. §580.23, AND the Mortgagor must vacate the

been legal holiday. **ATTEMPTING** sale contained in said mortgage, INFORMATION OBTAINED Transaction Agent: Mortgage the above-described property WILL BE USED FOR THAT Registration will be sold by the Sheriff of PURPOSE.

on July 29, 2025, or the next

business day if July 29, 2025

THE Transaction Agent Mortgage DATE AND TIME OF SALE: VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR Law WITHIN

ACTION Systems, Inc. BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL MAY BE A JUDICIAL ORDER IS **ENTERED** UNDER MINNESOTA STATUTES, 582.032 SECTION AMONG PREMISES MORTGAGED ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY

Wilford, Geske & Cook, P.A.

USED IN AGRICULTURAL

PRODUCTION, AND ARE

ABANDONED.

NOT AFFECTED BY THIS

NOTICE OF MORTGAGE FORECLOSURE SALE will be sold by the Sheriff of PROVIDED BY LAW IS NOTICE IS HEREBY Stearns County Recorder that default has Document Number: A1671187

Parcel ID Number: their personal representatives

NOTICE OF MORTGAGE FORECLOSURE SALE

legal holiday.

ATTEMPTING

THE

Law

807

Courthouse Square, St. Cloud, DEBT AND IDENTITY OF

Mortgagor(s) released from

THIS COMMUNICATION IS

RIGHT

VERIFICATION OF THE

THE ORIGINAL CREDITOR

THE

BY

financial obligation: NONE

COLLECT A DEBT.

or assigns.

DATE OF MORTGAGE: June 28, 2019 PRINCIPAL ORIGINAL AMOUNT OF MORTGAGE: \$185,307.00 MORTGAGOR(S): Matthew J Weiman, a single adult MORTGAGEE: Cloud St. Financial Credit Union DATE AND PLACE RECORDING: County Recorder Document Number: A1547075 OF ASSIGNMENTS MORTGAGE: successors and assigns Dated: June 28, 2019

Dated: April 29, 2024

following described mortgage:

AMOUNT OF MORTGAGE:

MORTGAGOR(S): Richard W

Recorded: October 13, 2021

Document Number: A1616757

Transaction Agent Mortgage

Residential Mortgage Servicer:

IN

PROPERTY IS LOCATED:

Property Address: 150 13th Ave

N, Waite Park, MN 56387

Tax Parcel ID

Stearns County Recorder

Identification Number:

Originator: Deerwood Bank

AND PLACE OF

Agent:

Schwindel, a single person

OF

September 20, 2021

MAXIMUM

MORTGAGEE:

RECORDING:

Transaction

Applicable

Applicable

COUNTY

Deerwood Bank

\$8,000.00

Bank

DATE

DATE

following described mortgage:

And assigned to: Mortgage PROPERTY: The North 110 under Minn. Stat. §580.30 or Electronic Registration feet of Lot Thirteen (13) of the property is not redeemed Systems, Inc., as nominee for Plaza Home Mortgage, Inc., its Kimball Prairie (now Kimball), the Mortgagor must vacate the according to the plat and survey thereof on file and of record p.m. on July 29, 2025, or Recorded: July 3, 2019 Stearns in the Office of the County the next business day if July County Recorder Recorder in and for Stearns Document Number: A1547076 County, Minnesota AMOUNT And assigned to: Nationstar DUE AND CLAIMED TO BE DUE Mortgage LLC

Dated: September 27, 2022 AS OF DATE OF NOTICE: Recorded: October 11, 2022 \$201,330.06 Stearns County Recorder THAT all Document Number: A1642413 requirements have been And assigned to: U.S. Bank complied with; that no action or Trust National Association, not proceeding has been instituted in its individual capacity, but at law or otherwise to recover PURPOSE. solely in its capacity as owner the debt secured by said THE trustee of Citigroup Mortgage mortgage, or any part thereof; Loan Trust 2024-RP1

NOTICE IS HEREBY 98.61079.0000

MORTGAGE:

PRINCIPAL

Deerwood THAT

said county as follows: Not DATE AND TIME OF SALE: January 29, 2025 at 10:00 AM Sheriff s office, Law 807 Enforcement Center, Originator: St. Cloud Financial Minnesota Select Portfolio Servicing, Inc. said premises and the costs IS WHICH and disbursements, including MINNESOTA PROPERTY IS LOCATED: attorney fees allowed by law, SECTION subject to redemption within DETERMINING,

> property on or before 11:59 29, 2025 falls on a Saturday, Sunday or legal holiday. Mortgagor(s) released from financial obligation: NONE THIS COMMUNICATION IS FROM A DEBT COLLECTOR pre-foreclosure ATTEMPTING COLLECT A DEBT. INFORMATION OBTAINED

WILL BE USED FOR THAT **RIGHT** TO VERIFICATION PURSUANT to the power of DEBT AND IDENTITY OF sale contained in said mortgage, THE ORIGINAL CREDITOR Recorded: April 29, 2024 the above-described property WITHIN THE

ACTION. THE TIME ALLOWED BY Transaction Agent Mortgage PLACE OF SALE: County LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL Lender/Broker/Mortgage Courthouse Square, St. Cloud, REPRESENTATIVES OR ASSIGNS. MAY BE to pay the debt secured by said REDUCED TO FIVE WEEKS Residential Mortgage Servicer: mortgage and taxes, if any, on IF A JUDICIAL ORDER UNDER **ENTERED** STATUTES, 582.032, AMONG Recorded: July 3, 2019 Stearns Property Address: 51 Elm St N, six (6) months from the date of OTHER THINGS, THAT THE RESIDENTIAL DWELLING company, LEGAL DESCRIPTION OF If the Mortgage is not reinstated OF LESS THAN FIVE UNITS. PROPERTY ARE NOT USED IN AGRICULTURAL Patten's First Addition to under Minn. Stat. §580.23, 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

Attorneys for Mortgagee 7616 Currell Boulevard, Suite 200 Woodbury, MN 55125

Wilford, Geske & Cook, P.A.

(651) 209-3300 File Number: 055613-F1 H-50-6B and disbursements, including ACTION. that default has LEGAL DESCRIPTION OF attorney fees allowed by law, THE TIME ALLOWED BY occurred in the conditions of the PROPERTY: The North One subject to redemption within LAW FOR REDEMPTION Half (N 1/2) of Lot Twenty- six (6) months from the date of BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL seven (27) and all of Lot said sale by the mortgagor(s), Block their personal representatives or REPRESENTATIVES ASSIGNS, If the Mortgage is not reinstated REDUCED TO FIVE WEEKS AND under Minn. Stat. §580.30 or IF A JUDICIAL ORDER LLC, and Tartan Engler LLC the property is not redeemed IS **ENTERED** MINNESOTA under Minn. Stat. §580.23, pre-foreclosure the Mortgagor must vacate the SECTION 582.032. DETERMINING, been property on or before 11:59 p.m. on August 05, 2025, or the next OTHER THINGS, THAT THE proceeding has been instituted business day if August 05, 2025 MORTGAGED ARE IMPROVED WITH A falls on a Saturday, Sunday or

UNDER STATUTES, AMONG RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ment Center, 807 Courthouse ARE NOT PROPERTY USED IN AGRICULTURAL

ABANDONED. DATED: December 10, 2024 ANY MORTGAGEE: Deerwood Waite Park, County of Stearns, WILL BE USED FOR THAT Bank Inc., dba Deerwood Bank State of Minnesota, described Wilford, Geske & Cook, P.A. as follows: Attorneys for Mortgagee Lot 1, Block 1, St. Cloud Cold

> Woodbury, MN 55125 County, Minnesota. (651) 209-3300 ABSTRACT PROPERTY. File Number: 055357-F1

\$186,459.00 MORTGAGOR(S): Clearanc D Turrentine, single man MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Iowa Bankers If the Mortgage is not reinstated Mortgage Corporation, its successors and assigns DATE AND PLACE

that default has

MORTGAGE:

PRINCIPAL

occurred in the conditions

of the following described

AMOUNT OF MORTGAGE:

mortgage:

ORIGINAL

January 11, 2022

DATE

SAUK CENTRE HERALD | THURSDAY, JANUARY 2, 2025 | Page 7

NOTICE OF MORTGAGE FORECLOSURE SALE NOTICE IS HEREBY PLACE OF SALE: County

Sheriff s

Enforcement

Minnesota

RECORDING: Recorded: January 28, 2022 Stearns County Recorder Document Number: A1625097 ASSIGNMENTS MORTGAGE: And assigned to: Iowa Bankers Mortgage Corporation Dated: November 4, 2024

Recorded: November 6, 2024 Stearns County Recorder 807 PROVIDED BY LAW IS Document Number: A1681925 Transaction Agent: Mortgage Electronic Registration

> Transaction Agent Mortgage Identification Number: 1003445-0009050788-2 Lender/Broker/Mortgage Originator: Iowa Bankers Mortgage Corporation Residential Mortgage Servicer: Bankers Mortgage

Iowa THE TIME ALLOWED BY Corporation COUNTY WHICH IN 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

DATED: December 9, 2024 South 46 feet of Lot 14, Stearns MORTGAGEE: Seneca County, Minnesota **AMOUNT** Mortgage Servicing LLC DUE CLAIMED TO BE DUE AS OF DATE OF NOTICE: Attorneys for Mortgagee 7616 Currell Boulevard, \$183,661.50 pre-foreclosure Suite 200 THAT all requirements have been

Woodbury, MN 55125 (651) 209-3300 File Number: 055497-F1 H-50-6B

> 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

the debt secured by said

PURSUANT to the power of

sale contained in said mortgage,

the above-described property

will be sold by the Sheriff of

DATE AND TIME OF SALE:

January 29, 2025 at 10:00 AM

said county as follows:

mortgage, or any part thereof;

ARE IMPROVED WITH A a Delaware limited liability Plaintiff,

SCCS PROPERTY SPV LLC,

a Delaware limited liability company, et al., Defendants.

AMENDED NOTICE OF **MORTGAGE**

NOTICE IS HEREBY

FORECLOSURE SALE UNDER JUDGMENT AND **DECREE**

GIVEN, that under and by virtue of the Order for Entry of Judgment of Foreclosure and of the mortgage: \$25,970,000. for Dismissal of Claims (the 6. The name of the mort-"Judgment") entered in the above entitled mortgage foreclosure action on September 9, has been delivered to me, directing the sale of the mortgaged premises hereinafter 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, MAY BE LLC, Ironwood Logistics LLC, f/k/a St. Cloud Cold Storage (collectively and together with "Defendants"), SCCS, the the Sheriff of Stearns County, Minnesota, will sell at public barred and foreclosed from asauction to the highest bidder PREMISES for cash on January 29, 2025 at 1:00 pm at the Stearns County Sheriff's Office, Law Enforce-Square, St. Cloud, Minnesota 56302, the premises and real the above-described property FROM A DEBT COLLECTOR PRODUCTION, AND ARE estate described in said Judgment, to wit:

mortgaged premises are 511 28th Avenue South, Waite Park, MN 56387.

premises is 98.60820.0900. said sale by the mortgagor(s), MORTGAGED PREMISES ARENA LIMITED SPV, LLC, 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

Limited, SPV, LLC Thomson, P.A.

Fabyanske, Westra, Hart & Paul L. Ratelle (#127632) 80 South 8th Street **Suite 1900**

Plaintiff, to the best of its pratelle@fwhtlaw.com

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. 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

office,

Courthouse Square, St. Cloud,

to pay the debt secured by said

mortgage and taxes, if any, on

said premises and the costs

and disbursements, including

Center,

Law

807

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 COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT

PURPOSE. THE RIGHT VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS A JUDICIAL ORDER **ENTERED UNDER MINNESOTA** STATUTES SECTION 582.032 to St. Cloud, less and except the DETERMINING, AMONG

OTHER THINGS, THAT THE

ARE IMPROVED WITH A

RESIDENTIAL DWELLING

PREMISES

MORTGAGED

OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED. complied with; that no action or proceeding has been instituted DATED: December 3, 2024 MORTGAGEE: Iowa Bankers at law or otherwise to recover

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

(651) 209-3300 File Number: 055535-F1

H-50-6B

lowing information regarding the Mortgaged Premises: 1. The physical street address, city and ZIP Code of the

2. The tax parcel identification number of the mortgaged

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

gage servicer and the lender or broker is Arena Limited SPV,

2024, a certified copy of which 7. The name of the mortgage originator is Arena Limited SPV, LLC. 8. As of October 30, 2024,

described to satisfy the amount the amount due on the found and adjudged to be due 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

7616 Currell Boulevard, Suite Storage, according to the re-200 corded plat thereof, Stearns Minneapolis, MN 55402 Tel: (612) 359-7600

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

any right of redemption. Dated: December 12, 2024

Real property in the City of Attorneys for Plaintiff Arena

H-51-6B

H-51-6B knowledge, provide the fol-

the Judgment, the Defendants, including the mortgagor, are serting any right, title or interest in the premises, including