CITY OF SAUK CENTRE

Ave S, Saint Cloud, MN 56301- Minnesota Tax Parcel ID Number: 82-

44196-0000 Mortgage LEGAL DESCRIPTION OF Registration Systems, Inc., as mortgagee, Financial Group USA, LLC, its and Two (2) Block Two (2)

(105) feet of the Southerly One- If the Mortgage is not reinstated Recorded: June 8, 2022 Stearns half (S1/2) of Lot Two (2) Block under Minn. Stat. §580.30 or RESIDENTIAL DWELLING Two (2) ATWOOD ACRES, the property is not redeemed OF LESS THAN FIVE UNITS. according to the plat and survey under Minn. Stat. §580.23, thereof on file and of record in the Mortgagor must vacate the USED IN AGRICULTURAL And assigned to: U.S. Bank the office of the Registrar of property on or before 11:59 p.m. Minnesota

DUE

Document Number: T45124 \$195,411.96 Transaction Agent: Mortgage THAT all Registration requirements have complied with; that no action or ATTEMPTING Transaction Agent Mortgage proceeding has been instituted COLLECT A DEBT Number: at law or otherwise to recover INFORMATION OBTAINED Lender/Broker/Mortgage mortgage, or any part thereof; PURPOSE. Homeowners PURSUANT to the power of THE

**AMOUNT** 

A1605561

Electronic

Systems,

LAND, said county as follows: TITLE DATE AND TIME OF SALE: PROVIDED BY LAW IS March 13, 2025 at 10:00 AM WHICH PLACE OF SALE: County Sheriff s office, Law Enforcement Center, 807 Property Address: 1703 10th 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 PROPERTY: The South One- attorney fees allowed by law, as nominee for Homeowners half (S1/2) of Lots One (1) subject to redemption within six (6) months from the date of ATWOOD ACRES less and said sale by the mortgagor(s), except the following: The their personal representatives or Westerly One Hundred Five assigns.

> Titles and for Stearns County, on September 15, 2025, or the next business day if September DATED: January 16, 2025 AND 15, 2025 falls on a Saturday, CLAIMED TO BE DUE Sunday or legal holiday. AS OF DATE OF NOTICE: Mortgagor(s) released from financial obligation: NONE pre-foreclosure THIS COMMUNICATION IS been FROM A DEBT COLLECTOR the debt secured by said WILL BE USED FOR THAT RIGHT TO sale contained in said mortgage, VERIFICATION OF

NOTICE IS HEREBY Residential Mortgage Servicer: the above-described property DEBT AND IDENTITY OF YEN that default has U.S. Bank National Association will be sold by the Sheriff of THE ORIGINAL CREDITOR WITHIN THE NOT AFFECTED BY THIS ACTION. THE TIME ALLOWED BY 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,

582 032 **AMONG** MORTGAGED PREMISES MORTGAĞEE: U.S. Bank

> 200 Woodbury, MN 55125 (651) 209-3300 File Number: 053492-F2

been

all

Registration the debt secured by said

thereafter mortgage, or any part thereof;

TIME AND

March 13, 2025, 10:00AM

disbursements, including

real estate is an owner-occupied,

single-family dwelling, unless

otherwise provided by law,

reinstated under section

DATE TO

NOTICE OF MORTGAGE FORECLOSURE SALE

OF THAT

Broker Solutions, Inc. d/b/a complied with; that no action or

thereafter assigned to Mortgage at law or otherwise to recover

assigned to Broker Solutions, PURSUANT, to the power of

19-110981 NOTICE OF MORTGAGE FORECLOSURE SALE RIGHT **TO** ASSIGNMENTS THE VERIFICATION OF THE **IDENTITY** ORIGINAL New THE CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY

ORIGINAL

and husband

MORTGAGEE:

RECORDING:

ASSIGNMENTS

National Association

MORTGAGE:

Titles

Electronic

Systems, Inc.

Identification

Originator:

1003775-1300258767-8

Financial Group USA, LLC

MORTGAGOR(S):

successors and assigns

County Registrar of Titles

Document Number: T44858

Dated: November 14, 2022

Recorded: November 22, 2022

Stearns County Registrar of

DATE AND PLACE OF

NOTICE IS HEREBY GIVEN, conditions of the following described mortgage: MORTGAGE: DATE OF

December 23, 2016 ORIGINAL AMOUNT OF MORTGAGE: \$108,787.00

MORTGAGOR(S): Zachary P. thereafter assigned to Callahan, a single man MORTGAGEE: Mortgage Registration Electronic Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc. MIN#: 1003763-0002709310-1 **BROKER** LENDER MORTGAGE AND ORIGINATOR STATED ON THE MORTGAGE: Broker

Solutions. dba New Inc. American Funding SERVICER: New American Funding, LLC

FILING: Filed December 94.58006.0000 27, 2016, Stearns County COUNTY Document Number A1485700, thereafter Stearns

AMOUNT OF MORTGAGE:

Jared Latterell, A Single Peron

Mortgage Services Inc.,

Recorded: June 13, 2005

And assigned to: U.S. Bank

Document Number: A1412794

Recorded: September 17, 2014

Document Number: A1429092

Recorded: June 4, 2024 Stearns

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assigned to:

Dated: November 22, 2013

Stearns County Recorder

Assignment of Mortgage

Portfolio Servicing, Inc.

Dated: June 3, 2024

County Recorder

Document Number: 1156450

successors and assigns

DATE AND PLACE

Stearns County Recorder

GIVEN

**ORIGINAL** 

\$168,150.00

MORTGAGOR(S):

MORTGAGEE:

RECORDING:

ASSIGNMENTS

National Association

MORTGAGE:

Electronic

that default has occurred in the Funding; thereafter assigned the above described property Mortgage Electronic will be sold by the Sheriff of Registration Systems, Inc.; said county as follows: thereafter assigned to Broker DATE AND TIME OF SALE: Solutions Inc. dba New American Funding; thereafter PLACE OF SALE: Sheriff's OTHER THINGS, THAT THE assigned to Mortgage Electronic Main Office, Civil Division, MORTGAGED Registration Systems, Inc.; Center, 807 Courthouse, St. New American Funding, LLC f/k/a Cloud, MN 56302 Brokers Solutions, Inc. dba to pay the debt secured by said New American Funding

2021 as Document Number

American

Inc.:

MORTGAGE: Assigned to: requirements

LEGAL DESCRIPTION OF PROPERTY: The North 66 feet of the South 99

attorneys fees allowed by law, feet of the West 166 feet of Lot subject to redemption within 6 37, of Auditor's Subdivision of Months from the date of said W 1/2 of Section 10 and NE 1/4 sale by the mortgagor(s) the NE 1/4 of Section 9, Township personal representatives or 126, Range 34, Stearns County, Minnesota PROPERTY ADDRESS: 731 VACATE PROPERTY: If the

O P E R T Y P R PLACE OF IDENTIFICATION NUMBER: the date on or before which IN

Ash St S, Sauk Centre, MN

WHICH the property, if the mortgage IS LOCATED: PROPERTY

580.30 or the property is not

modified by Loan Modification THE AMOUNT CLAIMED redeemed under section 580.23,

NOTICE IS HEREBY Document Number: A1673056 the above-described property VERIFICATION OF THE Transaction Agent: Mortgage will be sold by the Sheriff of DEBT AND IDENTITY OF Electronic Registration said county as follows: THE ORIGINAL CREDITOR that default has occurred in the conditions of the Registration following described mortgage: Systems, Inc. DATE OF MORTGAGE: June

PRINCIPAL 100318801000107082

Originator: Optimum Mortgage Jennifer Services Inc. Holmes, A Single Person and Residential Mortgage Servicer: to pay the debt secured by said

COUNTY IN Mortgage PROPERTY IS LOCATED: and disbursements, including Registration Systems, Inc., as mortgagee, as nominee for Optimum Property Address: 1401 15th subject to redemption within

Parcel ID Number: 92569000001 LEGAL DESCRIPTION OF PROPERTY: Lot Two (2), If the Mortgage is not reinstated

PLAT 1, according to the plat the property is not redeemed and survey thereof on file and under Minn. Stat. §580.23, of record in the Office of the the Mortgagor must vacate the County Recorder in and for property on or before 11:59 Stearns County, Minnesota AMOUNT DUE

Recorded: December 5, 2013 CLAIMED AS OF DATE OF NOTICE: \$147,997.53 And corrected by: Corrective THAT

requirements have been complied with; that no action or FROM A DEBT COLLECTOR proceeding has been instituted ATTEMPTING at law or otherwise to recover COLLECT A DEBT. the debt secured by said INFORMATION OBTAINED mortgage, or any part thereof; PURSUANT to the power of PURPOSE.

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your car, truck, boat, RV,

and more today!

sale contained in said mortgage, THE

NOTICE OF MORTGAGE FORECLOSURE SALE said county as follows: DATE AND TIME OF SALE: Transaction Agent Mortgage February 25, 2025 at 10:00 AM Identification Number: PLACE OF SALE: County Sheriff s office. Law 807 Lender/Broker/Mortgage Enforcement Center, Courthouse Square, St. Cloud, Minnesota Select Portfolio Servicing, Inc. mortgage and taxes, if any, on WHICH said premises and the costs OR

attorney fees allowed by law, Street South, Sartell, MN 56377 six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns. Block One (1), PINE LAKES under Minn. Stat. §580.30 or o.m. on August 25, 2025, or AND the next business day if August

TO BE DUE 25, 2025 falls on a Saturday, Sunday or legal holiday. Mortgagor(s) released from pre-foreclosure financial obligation: NONE THIS COMMUNICATION IS TO

WILL BE USED FOR THAT

**RIGHT** 

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 Ø Access all levels CALL NOW TO of your home **SAVE \$200** 

1-866-852-5506

TO

**SECTION** DETERMINING, OTHER THINGS, THAT THE ARE IMPROVED WITH A ARE PRODUCTION, AND ARE ABANDONED. National Association

Attorneys for Mortgagee 7616 Currell Boulevard, Suite

Wilford, Geske & Cook, P.A.

Agreement recorded June 11, TO BE DUE ON THE is 11:59 p.m. on September 13, MORTGAGE ON THE DATE 2025, or the next business day OFTHE NOTICE: \$114,712.63 if September 13, 2025 falls on pre-foreclosure a Saturday, Sunday or legal

Funding; proceeding has been instituted LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES ASSIGNS, Inc. d/b/a New American sale contained in said mortgage, REDUCED WEEKS IF A JUDICIAL ORDER **ENTERED** 

STATUTES SECTION 582.032

**AMONG** 

Suite 210

DETERMINING,

PREMISES Room S136, Law Enforcement ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN 5 UNITS. ARE NOT PROPERTY USED AGRICULTURAL mortgage and taxes, if any, on said premises and the costs

PRODUCTION, AND ARE ABANDONED. Dated: January 17, 2025 New American Funding, LLC Assignee of Mortgagee LOGS Legal Group LLP

Tracy J. Halliday - 034610X LOGS Legal Group LLP Attorneys for Mortgagee 1715 Yankee Doodle Road,

Eagan, MN 55121 (952) 831-4060 **THIS IS A COMMUNICATION** 

THE

PROVIDED BY LAW IS

NOT AFFECTED BY THIS

THE TIME ALLOWED BY

BY THE MORTGAGOR, THE

MORTGAGOR'S PERSONAL

REPRESENTATIVES

REDUCED TO FIVE WEEKS

OTHER THINGS, THAT THE

ARE IMPROVED WITH A

RESIDENTIAL DWELLING

OF LESS THAN FIVE UNITS,

USED IN AGRICULTURAL

PRODUCTION, AND ARE

DATED: January 2, 2025 MORTGAGEE: Select

Wilford, Geske & Cook, P.A.

7616 Currell Boulevard, Suite

Portfolio Servicing, Inc.

Attorneys for Mortgagee

Woodbury, MN 55125

File Number: 055816-F1

(651) 209-3300

NOT

**ENTERED** 

MINNESOTA

DETERMINING,

MORTGAGED

ABANDONED.

**SECTION** 

**ARE** 

FOR REDEMPTION

ASSIGNS, MAY BE

A JUDICIAL ORDER

**UNDER** 

582.032

AMONG

STATUTES,

**PREMISES** 

PROPERTY

200

H-2-6B

the mortgagor(s) must vacate FROM A DEBT COLLECTOR H-4-6B

**WITHIN** 

ACTION.

ADVERTISEMENT FOR QUOTES SINCLAIR LEWIS LIBRARY WINDOW REPLACEMENT Notice is hereby given that the City of Sauk Centre will accept sealed quotes for Window Replacement at Sinclair Lewis

Library until 11:30 AM, on Tuesday, February 25, 2025 at which time they will be opened and read aloud. A copy of the specifications and quote form may be picked at the City Administrator's Office, 320 Oak Street South, Sauk Centre, MN, 56378 or printed from the City website at www.ci.sauk-centre.mn.us or by calling 320-352-2203 X2307 Sealed quote envelopes shall bear the inscription "Library Win-

for at least five percent (5%) of the total quote amount must accompany the proposal. No bidder may withdraw their bid for a period of twenty (20) days after the date set for the quote opening thereof. The City reserves the right to reject any or all quotes and waive any irregularity. The City Council intends to award the quote at the

dow Replacement". A cash deposit, certified check or bid bond

March 19, 2025 City Council Meeting. By Order Of The City Council s/Vicki Willer, City Administrator PUBLISHED: January 30, 2025 / February 6, 2025 Sauk Centre

PROBATE NOTICE STATE OF MINNESOTA **COUNTY OF STEARNS** DISTRICT COURT SEVENTH JUDICIAL

DISTRICT Court File No: 73-PR-25-129 Case Type: Probate

NOTICE AND ORDER FOR

**HEARING ON PETITION** 

FOR PROBATE OF WILL

AND APPOINTMENT OF **PERSONAL** REPRESENTATIVE AND

NOTICE TO CREDITORS

In Re the Estate
Marion Harvet Moe,
Decedent. In Re the Estate of

It is Ordered and Notice is given that on February 28. 2025, at 8:45 a.m., a hearing will be held via zoom at Stearns County Courthouse, 725 Courthouse Square, St. Cloud, MN 56303 for the formal the Court Administrator within probate of a document that is claimed to be the original Will of the Decedent, dated March be barred. 23, 2024, and for the appoint- Dated: 1-23-2025 ment of Michelle Harvet, 2811 N. Manor Dr, Excelsior, MN 55331 and Sandra Haeg, Decedent in and unsupervised objections are filed. administration.

Any objections to the pe-

tition should be filed with the Court prior to or raised at the hearing. Note: You will need to pay a filing fee when you file the ob-

jection. If you cannot afford the

fee, you can ask for a fee waiver (see <a href="http://mncourts.gov/">http://mncourts.gov/</a> GetForms.aspx?c=19&p=69). If proper and if no objections are filed or raised, the Personal Representative will be appointed with full power to administer the Estate including the power to collect all assets,

to pay all legal debts, claims, taxes and expenses, to sell real and personal property, and to do all necessary acts for the Es-Notice is also given that (subject to Minn. Stat. § 524.3-801) all creditors having claims against the Estate are required to present the claims to the Personal Representative or to

BY THE COURT /s/ Nathaniel D. Welte Judge of District Court 20680 Hold Ave. Lakeville, This hearing will be held ad-MN 55044 as Personal Repre- ministrative and you will not sentative of the Estate of the be required to appear unless

four months after the date of

this Notice or the claims will

H-6-2B

DUE

pre-foreclosure

been

have

CLAIMED TO BE DUE AS

OF THE DATE OF NOTICE.

INCLUDING TAXES AND

COSTS, IF ANY, PAID BY MORTGAGEE: \$34,870.23.

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

said county as follows:

PLACE OF SALE:

Cloud, MN 56303.

mortgagor(s)

**Suite 1000** 

Mortgagee

(320) 634-4581

o'clock a.m.

TIME

will be sold by the Sheriff of

DATE AND TIME OF SALE:

March 12, 2025 at 10:00

Stearns County Sheriff's Office.

807 Courthouse Square, St.

VACATE PROPERTY: If the

real estate is an owner-occupied,

single-family dwelling, unless

AND DATE TO

all

requirements

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

ASSUMED NAME: Hautigo Spa. PRINCIPAL PLACE OF BUSINESS IS: 643 2ND ST S, WAITE PARK, MN 56387 USA.

APPLICANT(S): Helhetlig Limited Liability Company, 643 2ND ST. S, WAITE PARK, MN 56387 USA.

By typing my name, I, the undersigned, certify that I am signing this document as the person whose signature is required, or as agent of the person(s) whose signature would be required who has authorized me to sign this document on his/her behalf, or in both capacities. I further certify that I have completed all required fields, and that the information in this document is true and correct and in compliance with the applicable chapter of Minnesota Statutes. I understand that by signing this document I am subject to the penalties of perjury as set forth in Section 609.48 as if I had signed this document under oath.

/s/ Michelle Meier, President 01/27/2025

## NOTICE OF MORTGAGE FORECLOSURE SALE

**AMOUNT** 

THE **RIGHT** TO Stearns VERIFICATION ORIGINAL CREDITOR THE WITHIN TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

NOTICE IS HEREBY THAT GIVEN that default has occurred in the conditions of the following described mortgage: DATE OF MORTGAGE: February 9, 2023 PRINCIPAL **ORIGINAL** AMOUNT OF MORTGAGE:

\$25,255.48 With a maximum credit limit of \$30,820.00. MORTGAGOR: Tyler White MORTGAGEE: Eagle Bank

DATE AND PLĂCE OF RECORDING: February 15, 2023 as Document number A1648832 in the office of the Stearns County Recorder. ASSIGNMENT MORTGAGE: None LEGAL DESCRIPTION OF

PROPERTY: LOTS 15, 16, 17 & 18, BLOCK 1, ILLE'S ADDITION TO **BROOTEN** Street Address:

421 Western Ave N., Brooten, MN 56316 Transaction Agent: Eagle Bank Residential Mortgage Servicer: Eagle Bank Lender: Eagle Bank

Mortgage Originator: Eagle Bank Mortgage Identification Number: N/A Tax Parcel Numbers:

IN

PROPERTY IS LOCATED:

**COUNTY** 

46.28234.0000and46.28234.0500

WHICH

PURPOSE.

COLLECTOR ATTEMPTING TO COLLECT A DEBT, ANY INFORMATION OBTAINED WILL BE USED FOR THAT

Glenwood, Minnesota 56334 COMMUNICATION DEBT

H-4-6B

otherwise provided by law, the date on or before which the 605 South Lakeshore Drive. Neil T. Nelson, Attorney for

FROM

NOTICE OF INFORMAL APPOINTMENT OF **PERSONAL** REPRESENTATIVE AND NOTICE TO CREDITORS (INTESTATE)

Estate of Todd William Brumbaugh,

Decedent. Notice is given that an application for informal appointment of personal representative has been filed with the Registrar. No will has been presented for probate. The application has been granted.

Notice is also given that Dated: January 31, 2025 the Registrar has informally appointed Earl Brumbaugh, whose address is 1916 27th St SE, Unit F, St. Cloud, Minnesota, 56304, as personal representative of the Estate of the Decedent. Any heir or other interested person may be entitled to appointed as personal representative or may object to the appointment of the personal representative. Unless objections are filed with the Court (pursuant to Minnesota Statutes section 524.3-607) and the Court otherwise orders, the

personal representative has full power to administer the Estate including, after 30 days from the date of issuance of letters, the power to sell, encumber, lease or distribute real estate.

Any objections to the appointment of the Personal Representative must be filed with this Court and will be heard by the Court after the filing of an appropriate petition and proper notice of hearing.

Notice is also given that (subject to Minnesota Statutes section 524.3-801) all creditors having claims against the Estate are required to present the claims to the personal representative or to the Court Administrator within four months after the date of this Notice or the claims will be barred. Dated: January 31, 2025

/s/ Lea Hippe Registrar

/s/ George Lock Court Administrator Attorney for Personal Representative Craig Hanson Hanson Law Office

Suite 750 St. Cloud, MN 56301 Attorney License No: 0311297 Telephone: (320) 257-3388 FAX: (320) 371-0102 Email: craig@hanlawoffice.

1010 West St. Germain

H-6-2B

PROBATE NOTICE STATE OF MINNESOTA COUNTY OF STEARNS SEVENTH JUDICIAL DISTRICT DISTRICT COURT

PROBATE DIVISION Court File No: 73-PR-25-652 NOTICE AND ORDER OF

**HEARING ON PETITION** FOR FORMAL ADJUDICATION OF INTESTACY, **DETERMINATION OF** HEIRSHIP, APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS

Estate of ALLEN D. TRAMM,

It is Ordered and Notice is Dated: 1-23-2025 given that on March 7, 2025, at 8:45 (a.m.), a hearing will be held in this Court at 725 Courthouse Square, St. Cloud, Minnesota 56303, for the adjudication of intestacy and determination of heirship of the Decedent, and for the appointment of NORMA TRAMM, whose address is 29052 CO. RD. 50, COLD SPRING, MN 56320 as Personal Representa- administrative and you will not tive of the Estate of the Dece- be required to appear unless obdent in an UNSUPERVISED jections are filed. administration. Any objections

to the petition must be filed with the Court prior to or raised at the hearing. If proper and if no objections are filed or raised, the Personal Representative will be appointed with full power to administer the Estate, including the power to collect all assets, to pay all legal debts, claims, taxes and expenses, to sell real and personal property, and to do all necesary acts for the Estate.

Notice is also given that (subject to Minn. Statutes section 524.3-801) all creditors having claims against the Estate are required to present the claims to the Personal Representative or to the Court Administrator within four months after the date of this Notice or Decedent. the claims will be barred. BY THE COURT

> /s/ Nathaniel D. Welte Judge of District Court Attorney for Petitioner Ann R. Mitchell, Atty at law Atty. Reg. No. 203543 508 Main St. So., Ste 5 Sauk Centre, MN 56378 320-352-0250 ann@annmitchell.legal

This hearing will be held

H-5-2B

### **SUMMONS AND NOTICE:** In the Matter of the Welfare of the Children of: Samantha Mae Slater, Mark Roepke and Dylan Albrecht Court File No.: 43-JV-25-19

A Juvenile Protection Petition to Transfer Permanent Legal and Physical Custody was filed on January 28, 2025, with Court Administration located at the McLeod County District Court, 830 11th ST. E. Glencoe, Minnesota 55336, seeking the permanent placement of the children of the above-named parents. Notice is hereby given that the matter of said Juvenile Protection Petition to Transfer Permanent Legal and Physical Custody will be called for an Admit/Deny Permanency Petition Hearing on March 10, 2025, at 8:30 a.m. before the McLeod County District Court located at 830 11th ST. E. Glencoe, Minnesota

YOU ARE HEREBY SUMMONED AND REQUIRED TO APPEAR BEFORE THE COURT AT THE SCHED-**ULED TIME AND DATE** where a hearing regarding the Petition and the best interests of the children will be held. You have the right to be represented by counsel. If you fail to appear at the hearing, the Court may still conduct the hearing in your absence and the hearing may result in the Court granting the relief requested in the Petition which may include:

(1) permanent out-of-home placement of the child pursuant to a permanency petition;

(2) permanent transfer of the child's legal and physical

custody to a relative; (3) a finding that the statutory grounds set forth in the petition

have been proved; and

(4) an order granting the relief requested. (5) the hearing may result in termination of the person's

parental rights. You may obtain a copy of the Petition and a statement of your rights and responsibilities from the McLeod County Court Administrator's Office. It is your responsibility to immediately notify the Court Administrator if your address changes. If you have any questions about this hearing or if you need further information, please contact McLeod County Court Administration.

## the County Recorder of Stearns

Date: January 28, 2025 NOTICE IS HEREBY GIVEN, County, Minnesota. that default has occurred in Check here if all or part of Statutes, section 580.02 have applies, the time to vacate the conditions of the following the described real property is been satisfied. described mortgage:

INFORMATION

REGARDING MORTGAGE TO BE FORECLOSED Date of Mortgage: December 2, 2022

Mortgagor: Higher Collaborative, a Minnesota Nonprofit Corporation Bank, Mortgagee: Bremer

Association, National National Bank

Information: Recording Recorded on December 29, 2022, as Document A1646788 in the Office of the County Stearns County, Recorder, Minnesota.

Assignments of Mortgage, if any: None

**INFORMATION** REGARDING THE MORTGAGED PREMISES

Tax parcel identification number of the mortgaged premises: 82-45753-0000 Legal description of the

mortgaged premises: Lots 14 and the South 36 feet the name of the mortgage Park Addition to the City of St. Cloud, according to the National Association. recorded plat thereof on file and of record in the office of

**Aeration System Notice** 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.

## NOTICE OF MORTGAGE FORECLOSURE SALE

**PUBLIC NOTICES/ SPORTS** 

Registered (Torrens):

The physical street address, city. and zip code of the mortgaged \$280,000.00. premises: 402 33rd Avenue 56303

OTHER FORECLOSURE DATA

person holding The Mortgage: (check one) is a transaction agent, as

defined by Minn. Stat. § 58.02, subd. 30. The name(s) of the transaction agent, residential mortgage

§ 58.02 is/are: N/A. [X] is not a transaction agent, as defined by Minn. Stat. § 58.02, MN 56303. subd. 30.

The name(s) of the residential mortgage servicer and the or lender or the broker, as defined in Minn. Stat. § 580.02 is/ are: Bremer Bank, National Association.

If the stated on the Mortgage, Stat. § 58.02, is Bremer Bank,

INFORMATION REGARDING

secured by the Mortgage is THE TIME ALLOWED BY

At the date of this notice, the North, Saint Cloud, Minnesota amount due on the Mortgage, MORTGAGOR'S PERSONAL including taxes, if any, paid by the holder of the Mortgage, is \$282,751.02.

Pursuant to the power of sale IF A JUDICIAL ORDER in the Mortgage, the Mortgage IS will be foreclosed, and the MINNESOTA mortgaged premises will be sold by the Sheriff of Stearns DETERMINING, County, Minnesota, at public OTHER THINGS, THAT THE auction, on March 19, 2025, servicer, and the lender or 10:00 a.m., at the Stearns County Sheriff's Office, Law broker, as defined in Minn. Stat. Enforcement Center, Courthouse Square, St. Cloud,

The time allowed by law for PRODUCTION AND ARE redemption by Mortgagor Mortgagor's personal representatives or assigns is (6) months after the date of sale. 16. Minnesota Statutes, section 580.04(b) provides, "If real estate is an owner- occupied, single-family dwelling, of Lot 15, Block 49, Central originator as defined in Minn. notice must also specify the date on or before which the mortgagor must vacate the Minneapolis, MN 55402 property if the mortgage is not

FORECLOSURE or the property redeemed under The requisites of Minnesota section 580.23." If this statute the property is 11:59 p.m. on The maximum principal amount September 19, 2025. LAW FOR REDEMPTION

BY THE MORTGAGOR, THE REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS **ENTERED** UNDER STATUTES. **SECTION** 582.032, AMONG MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY

ABANDONED. Bremer Bank, National Association, Mortgagee Name and address of Attorney for Mortgagee Mychal Bruggeman (#345489)

USED IN AGRICULTURAL

Manty & Associates, P.A. 150 South Fifth Street, **Suite 3125** 

# H5-6B

section 524.3-801) all credi-

tors having claims against the

the claims to the Personal Rep-

resentative or to the Court Ad

ministrator within four months

after the date of this Notice or

BY THE COURT

## reinstated under section 580.30

## PROBATE NOTICE

STATE OF MINNESOTA COUNTY OF STEARNS SEVENTH JUDICIAL DISTRICT DISTRICT COURT PROBATE DIVISION Court File No: 73-PR-25-505

AMENDED NOTICE AND ORDER OF HEARING ON PETITION FOR PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS

Estate of Mark Bernard Bussmann,

Decedent. It is Ordered and Notice is given that on February 28, 2025, at 8:45 a.m., a hearing will be held in this Court at 725 Courthouse Square, St. Cloud, Minnesota, for the formal probate of an instrument

purporting to be the Will of the (subject to Minnesota Statutes Decedent dated December 4, 2008 ("Will"), and for the appointment of Scott Bussmann, Estate are required to present whose address is 343 Country Club Road SW, Melrose, MN 56352 as Personal Representative of the Estate of the Decedent in an UNSUPERVISED the claims will be barred. administration. Any objections to the petition must be filed Dated: 2/3/2025 with the Court prior to or raised at the hearing. If proper and if no objections are filed or raised, Dated: 2/3/2025 the Personal Representative will be appointed with full power to administer the Estate including the power to collect all assets, to pay all legal debts, claims, taxes and expenses, to sell real and personal property, and to do all necessary acts for the Estate. This hearing will be held administratively and no appearances are required unless objections are filed prior to com the hearing.

Notice is also given that

/s/ Heidi E. Schultz Judge of District Court /s/ George Lock Court Administrator

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