Page 6 | THURSDAY, JULY 11, 2024 | SAUK CENTRE HERALD

**SUMMONS** the Court may decide against vou and award the Plaintiff ev- **THE** STATE OF MINNESOTA erything asked for in the com-COUNTY OF STEARNS DISTRICT COURT SEVENTH JUDICIAL

DISTRICT

Case Type:

Foreclosure

Truist Bank,

Development,

this summons.

sota 55125.

Civil Other: Judicial

Court File No. 73-CV-24-3723

**SUMMONS** 

Olayinka A. Afolabi and Sec-

retary of Housing and Urban

Defendants.

THIS SUMMONS IS DI-

RECTED TO THE ABOVE-

SUED. The Plaintiff has start-

ed a lawsuit against you. The

Plaintiff's Complaint against

you is attached to this sum-

mons. Do not throw these pa-

pers away. They are official pa-

pers that affect your rights. You

must respond to this lawsuit

even though it may not yet be

filed with the Court and there

may be no court file number on

WITHIN 21 DAYS TO PRO-

TECT YOUR RIGHTS. You

must give or mail to the per-

son who signed this summons

a written response called an

Answer within 21 days of the date on which you received this

Summons. You must send a

copy of your Answer to the per-

son who signed this summons

Suite 200, Woodbury, Minne-

SPOND TO EACH CLAIM.

The Answer is your written re-

sponse to the Plaintiff's Com-

plaint. In your Answer you

or disagree with each para-

graph of the Complaint. If you

believe the Plaintiff should not

in the Complaint, you must say

YOUR CASE IF YOU DO

NOT SEND A WRITTEN

RESPONSE TO THE COM-

PLAINT TO THE PERSON

WHO SIGNED THIS SUM-

**MONS**. If you do not Answer

within 21 days, you will lose

this case. You will not get to

tell your side of the story, and

4. YOU WILL LOSE

so in your Answer.

3. YOU MUST RE-

2. YOU MUST REPLY

1. YOU ARE BEING

NAMED DEFENDANTS:

Plaintiff,

If you do not want to contest the claims stated in the complaint, you do not need to respond. A default judgment IS NOT AFFECTED BY can then be entered against you THIS ACTION. for the relief requested in the complaint. 5. LEGAL

**TANCE**. You may wish to get legal help from a lawyer. If you do not have a lawyer, the Court Administrator may have information about places where you can get legal assistance. Even if you cannot get legal help, you must still provide a written Answer to protect your

rights or you may lose the 6. 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. 7. THIS LAWSUIT MAY

AFFECT OR BRING INTO **OUESTION** TITLE REAL PROPERTY located in Stearns County, State of Minnesota, 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, Sterns County, Minnelocated at: 7616 Currell Blvd, 8. THE OBJECT OF

> THIS ACTION IS TO: a. Foreclose the Mortgage dated January 24, 2020, and

filed of record with the office of the Stearns County Registrar of Titles on January 30, 2020, as Document No. T42899, must state whether you agree with respect to the property described above; and b. Obtain all other relief as set forth in the Complaint.

be given everything asked for Dated: 5/13/2024 WILFORD, GESKE & COOK, P.A.

By: /s/ Eric D. Cook Eric D. Cook, #0218807 Attorneys for Plaintiff 7616 Currell Blvd., Suite 200 Woodbury, MN 55125 (651) 209-3300 ecook@wgcmn.com H-27-3B

#### THE SCHOOL BOARD INDEPENDENT SCHOOL DISTRICT NO. 743 SAUK CENTRE SCHOOL DISTRICT STATE OF MINNESOTA NOTICE IS HEREBY GIVEN that the period for filing affi-

NOTICE OF FILING DATES FOR ELECTION TO

davits of candidacy for the office of school board member of Independent School District No. 743 shall begin on July 30, 2024, and shall close at 5:00 o'clock p.m. on August 13, 2024.

The general election shall be held on Tuesday, November 5,

2024. At that election, three (3) members will be elected to the School Board for terms of four (4) years each. Affidavits of Candidacy are available from the school district

clerk, 903 State Road, Sauk Centre, MN 56378. The filing fee for this office is \$2. A candidate for this office must be an eligible voter, must be 21 years of age or more on assuming office, must have been a resident of the school district from which the candidate seeks election for thirty (30) days before the general election, and cannot have been convicted of an offense for which registration is required. The affidavits of candidacy must be filed in the office of the

school district clerk and the filing fee paid prior to 5:00 o'clock p.m. on August 13, 2024. Dated: July 1, 2024 BY ORDER OF THE SCHOOL BOARD

/s/ Donny Peschel Superintendent H-27-2B

#### Minnesota Statutes Chapter 333 ASSUMED NAME: Visit Sauk Centre.

CERTIFICATE OF ASSUMED NAME

PRINCIPAL PLACE OF BUSINESS IS: 524 4th St So, Sauk Centre, MN 56378. NAMEHOLDER(S): Pamela R. Borgmann, 524 4th St So, Sauk Centre, MN 56378.

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/ Pamela R. Borgmann 05/14/2024

H-28-2B

# PUBLIC NOTICES

NOTICE OF MORTGAGE FORECLOSURE SALE

Originator:

feet of Lot 23, all of Lot 24 and **CREDITOR WITHIN THE** TIME PROVIDED BY LAW the Southerly 30 feet of Lot 25, all in Block 6, in Pan Park Place Second Addition to the City of St Cloud, Stearns County, Minnesota This is Abstract Property. NOTICE IS HEREBY GIVEN, that default has PARCEL TAX occurred in the conditions of the 82.49779.0000 ADDRESS OF PROPERTY: following described mortgage: 1030 32nd Ave N Mortgagor: Ramona J Matteson, St Cloud, MN 56303 WHICH COUNTY IN Mortgage Registration PROPERTY IS LOCATED: Systems, Inc., as mortgagee, Stearns PRINCIPAL as nominee for loanDepot.com, ORIGINAL AMOUNT OF MORTGAGE: LLC, its successors and assigns \$117,000.00 AMOUNT TO BE DUE Recorder CLAIMED AS OF DATE OF NOTICE: Assigned To: loanDepot.com, \$116,456.90 That prior to the commencement before which the mortgagor of this mortgage foreclosure must vacate the property if proceeding Recorder Assignee Mortgagee under complied with all notice section 580.30 or the property Transaction Agent: Mortgage requirements as required redeemed under Minnesota Registration by statute; that no action or Statutes section proceeding has been instituted February 13, 2025 at 11:59 p.m. Transaction Agent Mortgage at law to recover the debt then MORTGAGOR(S) remaining secured by such RELEASED Number: mortgage, or any part thereof, FINANCIAL Lender or Broker: loanDepot. or, if the action or proceeding ON MORTGAGE: NONE has been instituted, that the THE TIME ALLOWED BY same has been discontinued, LAW FOR REDEMPTION Residential Mortgage Servicer: or that an execution upon the BY THE MORTGAGOR, THE

LEGAL DESCRIPTION OF

**ORIGINAL** PROPERTY: The Northerly 5

TO Mortgage

VERIFICATION OF THE loanDepot.com, LLC

**IDENTITY** 

RIGHT

THE

an unmarried woman

Dated: June 7, 2021

Recorded: June 22, 2021

Document No. A1606477

Dated: January 23, 2024

Recorded: January 23, 2024

Document No. A1666783

100853701043514644

loanDepot.com, LLC

described mortgage:

MORTGAGOR(S):

MORTGAGEE:

RECORDING:

County Recorder

ASSIGNMENTS

National Association

Dated: November 23, 2020

Stearns County Recorder

Document Number: A1586886

following described mortgage:

Husband and Wife, as Joint

Recorded: October 20, 2006

Document Number: 1209606

Document Number: A1340565

as Trustee for Fremont Home

Recorded: February 13, 2012

Document Number: A1361934

Originator: Fremont Investment

Address:

ID

3, Serenity Plat Two, Stearns ACTION.

Tranquility Drive, Saint Cloud,

PHH Mortgage Corporation

Loan Trust 2006-D, Mortgage- assigns.

OF

September 1, 2006

ORIGINAL

\$322,400.00

MORTGAGEE:

Tenants

Electronic

Investment

DATE AND

RECORDING:

successors and assigns

Stearns County Recorder

LOAN MODIFICATION:

Dated: March 2, 2011

**ASSIGNMENTS** 

MORTGAGE:

2006-D

Electronic

Systems, Inc.

Identification

**Property** 

MN 56301

Tax Parcel

82.50705.0189

Recorded: April 4, 2011

Dated: January 31, 2012

Stearns County Recorder

1001944-3000271736-4

NOTICE IS HEREBY County, Minnesota

as nominee for Fremont said county as follows:

Loan,

PLACE

MORTGAGE: \$315,986.60

PRINCIPAL requirements

THAT

all

MORTGAGOR(S): Scott H. at law or otherwise to recover MINNESOTA

Registration the above-described property

Stroeing and Adris A. Brown, the debt secured by said SECTION

Sheriff s

And assigned to: HSBC Bank six (6) months from the date of

USA, National Association, said sale by the mortgagor(s),

Backed Certificates, Series If the Mortgage is not reinstated

Transaction Agent: Mortgage on September 5, 2024, or the

Lender/Broker/Mortgage THIS COMMUNICATION

WHICH ANY

PROPERTY IS LOCATED: **OBTAINED WILL BE USED** 

LEGAL DESCRIPTION OF PROVIDED BY LAW IS

PROPERTY: Lot 10, Block NOT AFFECTED BY THIS

THE

WITHIN

Registration

Residential Mortgage Servicer: ATTEMPTING

Transaction Agent Mortgage Sunday or legal holiday.

Number:

Enforcement

GIVEN that default has AMOUNT

occurred in the conditions of the CLAIMED

MORTGAGE:

Electronic

DATE

Systems, Inc.

Mudrow, a single man

dba New

AND PLACE

Document Number: A1575562

Document Number: A1595476

LOAN MODIFICATION:

Dated: February 20, 2021

Recorded: March 1, 2021

13, 2020

**ORIGINAL** 

\$191,369.00

Electronic

assigns

that default has occurred in

County

County

Mortgagee:

Electronic

Stearns

LLC

Stearns

Electronic

com, LLC

Systems, Inc.

Identification

DEBT

whole or in part; PURSUANT to the power of sale contained in said mortgage, IF the above described property will be sold by the Sheriff of said county as follows: DATE AND TIME OF SALE: August 13, 2024, 10:00 AM PLACE OF SALE: Enforcement Center, 807 Courthouse Square, St. Cloud, to pay the debt then secured by said Mortgage, and taxes, if any, on said premises, and the costs and disbursements, including attorneys' fees allowed by law subject to redemption within 6 Months from the date of said sale by the mortgagor(s), their By: HALLIDAY, WATKINS & personal representatives assigns. DATE PROPERTY: The date on or Mortgagee/ the mortgage is not reinstated Minnesota 580.23 FROM OBLIGATION

judgment rendered therein has MORTGAGOR'S PERSONAL

been returned unsatisfied, in REPRESENTATIVES

OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS A JUDICIAL ORDER **ENTERED** UNDER **MINNESOTA** STATUTE SECTION AMONO DETERMINING, 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: June 3, 2024 loanDepot.com, LLC, Assignee of Mortgagee MANN, P.C. Attorneys for: VACATE loanDepot.com, LLC, Assignee of Mortgagee 1333 Northland Drive Suite 205 Mendota Heights, MN 55120 801-355-2886 651-228-1753 (fax) THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING COLLECT A DEBT. INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 6/13, 6/20, 6/27, 7/4, 7/11, 7/18 MN23043 H-24-6B

#### NOTICE IS HEREBY GIVEN Transaction Agent Mortgage PLACE OF SALE: County THE ORIGINAL CREDITOR Number:

NOTICE OF MORTGAGE FORECLOSURE SALE

1003763-0300354802-3 the conditions of the following Lender/Broker/Mortgage DATE OF MORTGAGE: July Originator: Broker Solutions, Minnesota Inc. Funding PRINCIPAL AMOUNT OF MORTGAGE: COUNTY IN WHICH PROPERTY IS LOCATED: Mortgage Stearns Property Address: 413 5th Ave Registration Systems, Inc., as mortgagee, as S, Sartell, MN 56377 Number: nominee for Broker Solutions, Parcel ID Tax American 92.57074.0354 Funding, its successors and LEGAL DESCRIPTION OF PROPERTY: Lot 2, Block 4, Sartell Heights South Plat Two, Stearns County, Minnesota AND Recorded: July 28, 2020 Stearns AMOUNT DUE TO BE DUE CLAIMED AS OF DATE OF NOTICE: \$218,641.81 pre-foreclosure requirements have complied with; that no action or financial obligation: NONE at law or otherwise to recover IS And assigned to: U.S. Bank mortgage, or any part thereof; PURSUANT to the power of COLLECT Recorded: November 25, 2020 sale contained in said mortgage, ANY will be sold by the Sheriff of FOR THAT PURPOSE. Transaction Agent: Mortgage said county as follows: DATE AND TIME OF SALE: VERIFICATION OF Registration August 14, 2024 at 10:00 AM

Identification

Sheriff s office, Law 807 Enforcement Center, Courthouse Square, St. Cloud, dba New American to pay the debt secured by said THE TIME ALLOWED BY mortgage and taxes, if any, on Residential Mortgage Servicer: said premises and the costs BY THE MORTGAGOR, THE U.S. Bank National Association and disbursements, including MORTGAGOR'S PERSONAL attorney fees allowed by law, subject to redemption within OR ASSIGNS, MAY BE six (6) months from the date of REDUCED TO FIVE WEEKS said sale by the mortgagor(s), ΙF their personal representatives or assigns. If the Mortgage is not reinstated under Minn. Stat. §580.30 or DETERMINING. the property is not redeemed OTHER THINGS, THAT THE under Minn. Stat. §580.23, the Mortgagor must vacate the ARE IMPROVED WITH A property on or before 11:59 p.m. RESIDENTIAL DWELLING on February 14, 2025, or the next business day if February 14, 2025 falls on a Saturday, Sunday or legal holiday. been Mortgagor(s) released proceeding has been instituted THIS COMMUNICATION FROM **DEBT** the debt secured by said C O L L E C T O R**ATTEMPTING** 

**INFORMATION** the above-described property OBTAINED WILL BE USED THE RIGHT DEBT AND IDENTITY OF

REPRESENTATIVES

ARE IMPROVED WITH A

OF LESS THAN FIVE UNITS,

PLACE OF SALE: County PRODUCTION, AND ARE 10:00 AM has been postponed

Wilford, Geske & Cook, P.A.

7616 Currell Boulevard, Suite

NOTICE OF

**POSTPONEMENT** 

OF MORTGAGE

FORECLOSURE SALE

Attorneys for Mortgagee

Woodbury, MN 55125

File Number: 051622-F3

(651) 209-3300

200

NOT

been REDUCED TO FIVE WEEKS

**ENTERED** 

DETERMINING,

ABANDONED.

807 DATED: January 11, 2024

NOTICE OF MORTGAGE FORECLOSURE SALE

AS OF DATE OF NOTICE: MORTGAGOR'S PERSONAL

pre-foreclosure OR ASSIGNS,

PURSUANT to the power of OTHER THINGS, THAT THE

ARE

Backed

property on or before 11:59 p.m. The above referenced sale

DEBT

DEBT.

TIME

**INFORMATION** 

C O L L E C T O R DATED: March 4, 2024

TO BE DUE BY THE MORTGAGOR, THE

DUE

have AMOUNT OF MORTGAGE: complied with; that no action or IF A JUDICIAL ORDER

Mortgage sale contained in said mortgage, MORTGAGED

proceeding has been instituted

mortgage, or any part thereof;

Systems, Inc., as mortgagee, will be sold by the Sheriff of RESIDENTIAL DWELLING

DATE AND TIME OF SALE:

said premises and the costs

attorney fees allowed by law,

subject to redemption within

their personal representatives or

under Minn. Stat. §580.30 or

the property is not redeemed

under Minn. Stat. §580.23,

the Mortgagor must vacate the

next business day if September

Mortgagor(s) released from

financial obligation: NONE

FROM

FOR THAT PURPOSE.

Number: THE ORIGINAL CREDITOR

**RIGHT** 

VERIFICATION OF THE

DEBT AND IDENTITY OF

THE

COLLECT

office,

Center,

and disbursements, including 2006-D

March 5, 2024 at 10:00 AM

TIME WITHIN THE PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION. FOR REDEMPTION REPRESENTATIVES A JUDICIAL ORDER **ENTERED UNDER** MINNESOTA STATUTES. SECTION **AMONG** MORTGAGED **PREMISES** OF LESS THAN FIVE UNITS. NOT PROPERTY ARE USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

DATED: June 18, 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

H-26-6B

File Number: 051936-F6

THE TIME ALLOWED BY to June 11, 2024 at 10:00 AM

MAY BE

STATUTES,

PREMISES

PROPERTY

UNDER

582.032.

AMONG

AND LAW FOR REDEMPTION in the Stearns County Sheriff's Enforcement Law office, Center, 807 Courthouse Square. St. Cloud, Minnesota in said County and State. DATED: April 15, 2024 MORTGAGEE: HSBC Bank USA, National Association.

as Trustee for Fremont Home Loan Trust 2006-D, Mortgage-Backed Certificates, Series 2006-D NOTICE OF

Enforcement

2006-D

**POSTPONEMENT OF MORTGAGE** FORECLOSURE SALE The above referenced sale USED IN AGRICULTURAL scheduled for June 11, 2024 at

to July 16, 2024 at 10:00 AM in the Stearns County Sheriff's Courthouse Square, St. Cloud, MORTGAGEE: HSBC Bank office, Law USA, National Association, Center, 807 Courthouse Square, to pay the debt secured by said as Trustee for Fremont Home St. Cloud, Minnesota in said mortgage and taxes, if any, on Loan Trust 2006-D, Mortgage-County and State. Certificates, Series

DATED: June 7, 2024 MORTGAGEE: HSBC Bank USA, National Association, as Trustee for Fremont Home

Loan Trust 2006-D, Mortgage-Backed Certificates, Series NOTICE OF

**POSTPONEMENT** OF MORTGAGE FORECLOSURE SALE The above referenced sale scheduled for July 16, 2024 at

10:00 AM has been postponed scheduled for March 5, 2024 at to August 20, 2024 at 10:00 AM 10:00 AM has been postponed in the Stearns County Sheriff's 5, 2024 falls on a Saturday, to April 23, 2024 at 10:00 AM office, Law Enforcement in the Stearns County Sheriff's Center, 807 Courthouse Square. Law Enforcement St. Cloud, Minnesota in said Center, 807 Courthouse Square, County and State. St. Cloud, Minnesota in said DATED: July 9, 2024

MORTGAGEE: HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2006-D, Mortgage-Backed Certificates, Series

Wilford, Geske & Cook, P.A.

NOTICE OF **POSTPONEMENT OF MORTGAGE** 

County and State.

2006-D

FORECLOSURE SALE

as Trustee for Fremont Home Loan Trust 2006-D, Mortgage-Backed Certificates, Series

The above referenced sale

scheduled for April 23, 2024 at

MORTGAGEE: HSBC Bank USA, National Association,

Attorneys for Mortgagee Suite 200 Woodbury, MN 55125 (651) 209-3300

2006-D

File Number: 051622-F3 H-28-1B

10:00 AM has been postponed

7616 Currell Boulevard,

**PUBLIC NOTICES** 

NOTICE OF MORTGAGE FORECLOSURE SALE

LEGAL DESCRIPTION OF

PROPERTY: Land situated in

the County of Stearns in the

Lot Thirteen (13) of Block

Eight (8) in Centennial

Addition to the city of St.

Cloud, Minnesota, according

to the plat thereof on file and

register of deeds in and for

PARCEL

IN

PROPERTY IS LOCATED:

AMOUNT OF MORTGAGE:

AS OF DATE OF NOTICE:

That prior to the commencement

of this mortgage foreclosure

by statute; that no action or

has been instituted, that the

Mortgage Originator: Quicken or that an execution upon the OR ASSIGNS, MAY BE

DUE

WHICH

**AND** 

**PRINCIPAL** 

Mortgagee/

Mortgagee

ADDRESS OF PROPERTY:

This is Abstract Property.

State of MN

Stearns County

82.45074.0000

COUNTY

ORIGINAL

\$152,000.00

AMOUNT

\$160,949.79

proceeding

Assignee

1012 Borgert Ave N

Saint Cloud, MN 56303

TAX

whole or in part; 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: August 6, 2024, 10:00 AM of record in the office of the PLACE OF SALE: Law Enforcement Center, 807 Courthouse Square, St. Cloud,

NO.: to pay the debt then secured by said Mortgage, and taxes, if any, on said premises, and the costs and disbursements, including attorneys' fees allowed by law subject to redemption within 6 Months from the date of said sale by the mortgagor(s), their personal representatives or assigns.

PROPERTY: The date on or CLAIMED TO BE DUE before which the mortgagor must vacate the property if the mortgage is not reinstated under Minnesota Statutes section 580.30 or the property redeemed under Minnesota Statutes section 580.23 is complied with all notice February 6, 2025 at 11:59 p.m. requirements as required MORTGAGOR(S) FROM RELEASED FINANCIAL OBLIGATION proceeding has been instituted at law to recover the debt then ON MORTGAGE: NONE THE TIME ALLOWED BY **OBTAINED WILL BE USED** remaining secured by such mortgage, or any part thereof, LAW FOR REDEMPTION or, if the action or proceeding BY THE MORTGAGOR, THE

MORTGAGOR'S PERSONAL

judgment rendered therein has REDUCED TO FIVE WEEKS been returned unsatisfied, in IF A JUDICIAL ORDER 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. NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED. Dated: June 3, 2024 Rocket Mortgage, LLC f/k/a

Quicken Loans, LLC f/k/a Quicken Loans Inc., Assignee of Mortgagee By: HALLIDAY, WATKINS & MANN, P.C. Attorneys for: Rocket Mortgage, LLČ f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., Assignee of Mortgagee 1333 Northland Drive, Suite 205 Mendota Heights, MN 55120 801-355-2886 651-228-1753 (fax) COMMUNICATION FROM A DEBT COLLECTOR ATTEMPTING COLLECT **INFORMATION** ANY

6/6, 6/13, 6/20, 6/27, 7/4, 7/11 MN11432 H-23-6B

FOR THAT PURPOSE

same has been discontinued, REPRESENTATIVES

NOTICE IS HEREBY GIVEN Dated: February 6, 2018 that default has occurred in Recorded: April 16, 2018 1, COTTON PINES HAS ATTEMPTING the conditions of the following Sherburne County Registrar of BEEN ESTABLISHED BY described mortgage:

DATE OF MORTGAGE: July Document Number: 54786 25, 2007 ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$387,000.00 MORTGAGOR(S): Erik O Trustee

Eriksson and Lisa A Eriksson Dated: March 12, 2024 husband and wife as joint MORTGAGEE:

RIGHT

VERIFICATION OF THE

CREDITOR WITHIN THE

TIME PROVIDED BY LAW

IS NOT AFFECTED BY

NOTICE IS HEREBY

of the following described

Systems, Inc., as mortgagee,

as nominee for Quicken Loans

Inc., its successors and assigns

Assigned To: Rocket Mortgage,

LLC, FKA Quicken Loans,

that default has

in the conditions

Mortgage

Recorder

Registration

Number:

Registration

AND

THE

THIS ACTION.

GIVEN,

mortgage:

Mortgagor:

Mortgagee:

LLC

Stearns

Electronic

Loans Inc.

Systems, Inc.

Identification

Bauer, a married man

Dated: April 9, 2019

Stearns County

Dated: May 16, 2022

Recorded: May 18, 2022

Document No. A1632805

100039034256779630

Rocket Mortgage, LLC

County

Transaction Agent: Mortgage

Transaction Agent Mortgage

Residential Mortgage Servicer:

Recorded: May 3, 2019

Document No. A1542799

IDENTITY

**ORIGINAL** 

Registration Electronic Systems, Inc., as mortgagee, as nominee for Great Northern Electronic Financial Group, Inc., its successors and assigns DATE AND PLACE RECORDING: Recorded: August 7, 2007 Sherburne County Registrar of

Document Number: 40702 ASSIGNMENTS MORTGAGE:

Dated: December 2, 2008 Recorded: December 16, 2008

Document Number: 42587

Dated: October 31 Recorded: October 31, 2012 TOGETHER Sherburne County Registrar of A

Document Number: 47895 assigned to: Dated: August 15, 2016 Recorded: September 12, 2016 SOUTHWEST Titles

Document Number: 52778 And assigned METROPOLITĂN LIFE 2, BLOCK 1, COTTON PINES. financial obligation: NONE
Y THE SOUTH BOUNDARY THIS COMMUNICATION IS INSURANCE COMPANY

NOTICE OF MORTGAGE FORECLOSURE SALE

Securitization Trust 2017-1, SURVEY Wilmington Savings Fund HEREIN. Society, FSB as Indenture AMOUNT

Recorded: March 20, 2024 Sherburne County Registrar of Document Number: 62514 Transaction Agent: Mortgage

Systems, Inc. Transaction Agent Mortgage Identification

1002614-9588228616-8 Financial Group, Inc.

Select Portfolio Servicing, Inc. COUNTY IN PROPERTY IS LOCATED: And assigned to: CitiMortgage,

Avenue, Clear Lake, MN 55319 00413-0105

MINNESOTA. QUARTER

LINE OF LOT 2, BLOCK FROM A DEBT COLLECTOR PLACEMENT OF JUDICIAL **MONUMENTS** And assigned to: MetLife FORTH ON THE ATTACHED PURPOSE. INCORPORATED

CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$318,485.78 THAT all pre-foreclosure

requirements have complied with; that no action or proceeding has been instituted Registration at law or otherwise to recover BY THE MORTGAGOR, THE the debt secured by said MORTGAGOR'S PERSONAL mortgage, or any part thereof; Number: PURSUANT to the power of OR sale contained in said mortgage, REDUCED TO FIVE WEEKS Lender/Broker/Mortgage the above-described property IF Originator: Great Northern will be sold by the Sheriff of IS said county as follows: Residential Mortgage Servicer: DATE AND TIME OF SALE:

August 06, 2024 at 10:00 AM Sheriff's office, 13880 Highway 10, Elk River, Minnesota Sherburne County Registrar of Tax Parcel ID Number: 45- said premises and the costs ARE DESCRIPTION attorney fees allowed by law, And assigned to: Pennymac OF PROPERTY: LOT 1, subject to redemption within ABANDONED. Mortgage Investment Trust BLOCK 1, COTTON PINES, six (6) months from the date of DATED: June 11, 2024 Holdings, I, LLC SHERBURNE COUNTY, said sale by the mortgagor(s), MORTGAGEE: their personal representatives or

R WITH assigns.

NONEXCLUSIVE If the Mortgage is not reinstated EASEMENTFOR DRIVEWAY under Minn. Stat. §580.30 or 5 PURPOSES OVER THE the property is not redeemed DLJ WEST 20 FEET OF THAT under Minn. Stat. §580.23, MORTGAGE CAPITAL, INC. PART OF THE SOUTHEAST the Mortgagor must vacate the OF THE property on or before 11:59 p.m. QUARTER, on February 06, 2025, or the Sherburne County Registrar of SECTION 17, TOWNSHIP next business day if February 35, RANGE 28, SHERBURNE 06, 2025 falls on a Saturday, COUNTY, MINNESOTA, Sunday or legal holiday. to: LYING SOUTHERLY OF LOT Mortgagor(s) released from

COLLECT A DEBT. INFORMATION OBTAINED SET WILL BE USED FOR THAT THE

VERIFICATION OF THE AND DEBT AND IDENTITY OF DUE THE ORIGINAL CREDITOR WITHIN TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS been ACTION. THE TIME ALLOWED BY LAW FOR REDEMPTION

A JUDICIAL ORDER **ENTERED UNDER** STATUTES. MINNESOTA SECTION 582.032 AMONG WHICH PLACE OF SALE: County OTHER THINGS, THAT THE MORTGAGED ARE IMPROVED WITH A Property Address: 3514 150th to pay the debt secured by said RESIDENTIAL DWELLING Avenue, Clear Lake, MN 55319 mortgage and taxes, if any, on OF LESS THAN FIVE UNITS, and disbursements, including USED IN AGRICULTURAL PRODUCTION, AND ARE

MORTGAGEE: MetLife ecuritization Trust 2017-1. Wilmington Savings Fund

Trustee Wilford, Geske & Cook, P.A. Attorneys for Mortgagee 7616 Currell Boulevard, Suite

> Woodbury, MN 55125 (651) 209-3300 File Number: 054306-F1 H-25-6B

Society, FSB as Indenture

NOTICE OF MORTGAGE FORECLOSURE SALE

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that default has occurred in the conditions of the following Minnesota described mortgage: DATE OF MORTGAGE: May 4, 2023 **ORIGINAL** PRINCIPAL AMOUNT OF MORTGAGE: \$152,192.00 MORTGAGOR(S): Dustin Arthur Kent, an unmarried man said sale by the mortgagor(s), MORTGAGEE: Electronic Registration Financial Services, dba Eleven Mortgage, its successors and assigns DATE AND PLACE OF RECORDING: Recorded: May 15, 2023 Stearns County Recorder Document Number: A1652991 ASSIGNMENTS MORTGAGE: And assigned to: PennyMac Loan Services, LLC Dated: April 29, 2024 Recorded: April 30, 2024 Stearns County Recorder Document Number: A1671265 Transaction Agent: Mortgage Electronic Systems, Inc. Transaction Agent Mortgage VERIFICATION OF THE Identification 1002459-0000527415-8 Lender/Broker/Mortgage Originator: Financial Services, LLC dba Eleven Mortgage Residential Mortgage Servicer: PennyMac Loan Services, LLC COUNTY IN WHICH PROPERTY IS LOCATED: Property Address: 128 27th OR ASSIGNS, MAY BE Ave N, Saint Cloud, MN 56303 REDUCED TO FIVE WEEKS

82.52602.0000 LEGAL DESCRIPTION OF PROPERTY: Lot 22, Block 6, WEST SIDE Addition, Stearns County, Minnesota AMOUNT DUE CLAIMED TO BE DUE

AS OF DATE OF NOTICE: \$162,131.80 THAT all requirements have complied with; that no action or

the debt secured by said mortgage, or any part thereof; PURSUANT to the power of REPRESENTATIVES sale contained in said mortgage, ASSIGNS, MAY BE the above-described property

will be sold by the Sheriff of said county as follows: DATE AND TIME OF SALE: August 14, 2024 at 10:00 AM PLACE OF SALE: County Sheriff's office.

Registration PURPOSE. Tax Parcel ID Number: pre-foreclosure USED IN AGRICULTURAL proceeding has been instituted at law or otherwise to recover DATED: June 18, 2024

NOTICE IS HEREBY GIVEN 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 or assigns.

Mortgage their personal representatives Systems, Inc., as mortgagee, If the Mortgage is not as nominee for Ark-La-Tex 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 February 14, 2025, or the next business day if February 14, 2025 falls on a Saturday, Sunday or legal

holiday. Mortgagor(s) released from financial obligation: NONE COMMUNICATION FROM COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT RIGHT

Number: DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME Ark-La-Tex PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION. THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE

MORTGAGOR'S PERSONAL REPRESENTATIVES A JUDICIAL ORDER ENTERED UNDER STATUTES MINNESOTA **SECTION** DETERMINING, **AMONG** OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS PROPERTY NOT

PRODUCTION, AND ARE ABANDONED. MORTGAGEE: PennyMac Loan Services, LLC Wilford, Geske & Cook, P.A.

Attorneys for Mortgagee 7616 Currell Boulevard, Suite

Woodbury, MN 55125 (651) 209-3300 File Number: 054753-F1

### NOTICE OF MORTGAGE FORECLOSURE SALE

occurred in the following Southeasterly at an angle of mortgage and all conditions in 70°28' with said Westerly Minn. Stat. §580.02 have been boundary for a distance of

State Bank of Sauk Centre

PRINCIPAL: \$99,000 MORTGAGE, DATE: Dec. except therefrom the right of

MORTGAGE

2020 Doc: A1561274 with the Stearns County Recorder MORTGÁGE, AMOUNT 07.04021.0005

DUE AS OF DATE

NOTICE: \$111,743.63

part of the Southwest Quarter of the Southwest Quarter (SW 1/4 of SW 1/4), all in Section 26, Unless the mortgage is reinstated Township 123, Range 34 lying under Minn. Stat. §580.30 or described as follows: Beginning FOR Southeasterly along said right IS of way a distance of 16 rods; MINNESOTA thence Northeasterly and at SECTION right angles thereto 5 rods to a DETERMINING, parallel with the centerline of MORTGAGED Southwesterly direction 5 rods to the place of beginning.

ALSO EXCEPT: All that ABANDONED. part of the following described tract: The W ½ of SW ¼ of Section 26, Township 123, Range 34 lying Northeasterly of the said Railway, which lies Southwesterly of a line run parallel with and distant 75 feet Northeasterly of the following described line: Beginning at a point on the Westerly boundary of said Section 26 distant 1258.1 feet Northerly of the Southwest

NOTICE: default has corner thereof: thence run 251.7 feet; thence deflect to the MORTGAGOR: David J. right on an 01°15' curve, delta Stadther; MORTGAGEE: First angle 06°35' for a distance of 526.7 feet; thence on a tangent MORTGAGE, ORIGINAL to said curve for a distance of 800 feet and there terminating.

way of the existing highway. PROPERTY ADDRESS: RECORDING DATE: Jan. 17, 39062 State Hwy 55, Belgrade, Stearns County, MN 56312. Property IDs: 07.04021.0000 &

TIME/PLACE OF SALE: Thursday, July 18, 2024 at LEGAL DESCRIPTION: 10AM at the Stearns County The North Half of the Southwest Law Enforcement Center, 807 Quarter (N ½ of SW ¼) and that Courthouse Square, St. Cloud. MN 56303 REDEMPTION PERIOD:

Northerly of the right of way of the property is redeemed under Minneapolis, St. Paul & Sault Minn. Stat. §580.23, you must Ste. Marie Railway Company vacate the premises by 11:59 as now located and constructed. p.m. on July 18, 2025. THE Less and except ½ acre TIME ALLOWED BY LAW REDEMPTION BY at a point on the Northerly THE MORTGAGOR, THE boundary of said right of way MORTGAGOR'S PERSONAL 646 feet Southeasterly from REPRESENTATIVES its intersection with the West OR ASSIGNS, MAY BE line of the SW ¼ of SW ¼ REDUCED TO FIVE WEEKS of said Section 26; thence IF A JUDICIAL ORDER ENTERED **UNDER** STATUTES. 582.032. **AMONG** stake; thence at right angles and OTHER THINGS, THAT THE PREMISES the main track of said Railway CONTAIN A RESIDENTIAL Company a distance of 16 DWELLING WITH FEWER rods; thence at right angles in a THANFIVEUNITS, ARENOT USED IN AGRICULTURAL PRODUCTION, AND ARE

> DATED: June 6, 2024 Sandvig Law PLLC By: Aaron Sandvig, attorney for mortgagee PO Box 432 Sauk Centre, MN 56378 320-433-1943

THIS IS AN ATTEMPT TO COLLECT A DEBT H-23-6B

## **PUBLIC NOTICES**

GIVEN occurred in the conditions of the North line of said Government under Minn. Stat. §580.23, following described mortgage: OF DATE MORTGAGE: August 14, 2015

ORIGINAL AMOUNT OF MORTGAGE: Lot 3 a distance of 856.8 feet; 16, 2024 falls on a Saturday, \$145,816.00 MORTGAGOR(S): Ryan W feet for the point of beginning; Mortgagor(s) released

Oldakowski, a single person Mortgage MORTGAGEE: Electronic Systems, Inc., as mortgagee, as nominee for Stearns Lending, LLC, its successors and assigns DATE AND PLACE OF RECORDING: Recorded: September 15, 2015

Stearns County Recorder Document Number: A1452069 LOAN MODIFICATION: Dated: June 18, 2021 Recorded: August 3, 2021

Document Number: A1610062 ASSIGNMENTS MORTGAGE: And assigned to: PennyMac THAT all Loan Services, LLC Dated: July 16, 2018

County Recorder Document Number: A1525407 Electronic

Systems, Inc.

Identification 100183300003916898 Lender/Broker/Mortgage DATE AND TIME OF SALE: MORTGAGED

Originator: Stearns Lending, Residential Mortgage Servicer: Sheriff's PennyMac Loan Services, LLC

COUNTY IN WHICH PROPERTY IS LOCATED: Minnesota Stearns 38444 Property Address:

56377-9727 Tax Parcel ID Number: 04.01761.0000

LEGAL DESCRIPTION OF PROPERTY: That part of in Section 33, Township 126 assigns.

that default has the point of intersection of the the property is not redeemed Lot 3 within the centerline of the Mortgagor must vacate the State Aid Road No. 1, Stearns property on or before 11:59 The above referenced sale County; thence East on the p.m. on October 16, 2024, or PRINCIPAL North line of said Government the next business day if October thence South at right angles 785 thence continuing South on the financial obligation: NONE last described course 115 feet; THIS COMMUNICATION IS 585.8 feet to said center line ATTEMPTING point of beginning, said line PURPOSE. being parallel to the North line THE

> County, Minnesota DUE AMOUNT AS OF DATE OF NOTICE: ACTION. \$144,381.56

requirements have at law or otherwise to recover OR ASSIGNS, Transaction Agent: Mortgage mortgage, or any part thereof; Registration PURSUANT to the power of IS sale contained in said mortgage, MINNESOTA Transaction Agent Mortgage the above-described property SECTION Number: will be sold by the Sheriff of DETERMINING, said county as follows:

> April 16, 2024 at 10:00 AM office, Enforcement Center, Courthouse Square, St. Cloud, to pay the debt secured by said

mortgage and taxes, if any, on DATED: February 20, 2024 County Road 1, Sartell, MN said premises and the costs MORTGAGEE: and disbursements, including Loan Services, LLC attorney fees allowed by law, subject to redemption within six (6) months from the date of said sale by the mortgagor(s), Government Lot 3 situated their personal representatives or

North, Range 28 West, described If the Mortgage is not reinstated

NOTICE IS HEREBY as follows: Commencing at under Minn. Stat. §580.30 or Sunday or legal holiday.

NOTICE OF MORTGAGE FORECLOSURE SALE

Registration thence West at right angles FROM A DEBT COLLECTOR TO of State Aid No. 1; thence COLLECT A DEBT. ANY Northwesterly on said center INFORMATION OBTAINED line to a line drawn through the WILL BE USED FOR THAT

of Government Lot 3; thence VERIFICATION OF THE East on said parallel line to DEBT AND IDENTITY OF the point of beginning, Stearns THE ORIGINAL CREDITOR scheduled for June 18, 2024 at WITHIN THE AND PROVIDED BY LAW IS to July 18, 2024 at 10:00 AM CLAIMED TO BE DUE NOT AFFECTED BY THIS in the Stearns County Sheriff's

pre-foreclosure LAW FOR REDEMPTION St. Cloud, Minnesota in said been BY THE MORTGAGOR, THE County and State. complied with; that no action or MORTGAGOR'S PERSONAL DATED: June 5, 2024 Recorded: July 25, 2018 Stearns proceeding has been instituted REPRESENTATIVES the debt secured by said REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER ENTERED UNDER STATUTES, OTHER THINGS, THAT THE PLACE OF SALE: County RESIDENTIAL DWELLING County Sheriff's office, Law Law OF LESS THAN FIVE UNITS, Enforcement Center, 807 ARE NOT PROPERTY USED IN AGRICULTURAL

> ABANDONED. PennyMac

PRODUCTION, AND ARE

Wilford, Geske & Cook, P.A. Attorneys for Mortgagee 7616 Currell Boulevard, Suite

> Woodbury, MN 55125 (651) 209-3300 File Number: 052558-F2

**NOTICE OF POSTPONEMENT** OF MORTGAGE

FORECLOSURE SALE scheduled for April 16, 2024 at 10:00 AM has been postponed to June 18, 2024 at 10:00 AM in the Stearns County Sheriff's from office, Law Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota in said County and State.

DATED: April 5, 2024

MORTGAGEE: PennyMac Loan Services, LLC

NOTICE OF **POSTPONEMENT OF MORTGAGE** FORECLOSURE SALE

The above referenced sale TIME 10:00 AM has been postponed office, Law Enforcement THE TIME ALLOWED BY Center, 807 Courthouse Square,

> MORTGAGEE: PennyMac Loan Services, LLC

NOTICE OF **POSTPONEMENT OF MORTGAGE** FORECLOSURE SALE

582.032, The above referenced sale AMONG scheduled for July 18, 2024 at 10:00 AM has been postponed PREMISES to September 18, 2024 at ARE IMPROVED WITH A 10:00 AM in the Stearns Courthouse Square, St. Cloud, Minnesota in said County and State.

> DATED: July 3, 2024 MORTGAGEE: PennyMac Loan Services, LLC Wilford, Geske & Cook, P.A. Attorneys for Mortgagee 7616 Currell Boulevard, Suite 200 Woodbury, MN 55125 (651) 209-3300 File Number: 052558-F2 H-28-1B