PUBLIC NOTICE

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY to pay the debt secured by said State. that default has mortgage and taxes, if any, on DATED: August 8, 2024 occurred in the conditions of the said premises and the costs following described mortgage: and disbursements, including DATE OF MORTGAGE: July attorney fees allowed by law, 13,2020 subject to redemption within PRINCIPAL six (6) months from the date of ORIGINAL AMOUNT OF MORTGAGE: said sale by the mortgagor(s), \$191.369.00

MORTGAGOR(S):

MORTGAGEE: Electronic

RECORDING:

County Recorder

ASSIGNMENTS

National Association

Dated: November 23, 2020

Stearns County Recorder Document Number: A1586886

1003763-0300354802-3

S, Sartell, MN 56377

Stearns County, Minnesota

AS OF DATE OF NOTICE:

complied with; that no action or

proceeding has been instituted

at law or otherwise to recover

the debt secured by said

PURSUANT to the power of

sale contained in said mortgage,

the above-described property

DATE AND TIME OF SALE:

office.

August 14, 2024 at 10:00 AM PLACE OF SALE: County

said county as follows:

Enforcement Center,

Sheriff s

mortgage, or any part thereof;

DUE CLAIMED TO BE DUE

have

pre-foreclosure

Law

92.57074.0354

AMOUNT

\$218,641.81

THAT all

requirements

IN

Recorded: November 25, 2020

Registration

ACTION.

MORTGAGE:

Identification

Funding

COUNTY

Tax

Document Number: A1575562

LOAN MODIFICATION:

Dated: December 1, 2020

Recorded: March 1, 2021 Document Number: A1595476

assigns

Mudrow, a single man

Drake assigns. nominee for Broker Solutions, the Mortgagor must vacate the Enforcement Center, next business day if February State. DATE AND PLACE OF 14, 2025 falls on a Saturday, DATED: September 10, 2024 Enforcement Center, Sunday or legal holiday.

Recorded: July 28, 2020 Stearns Mortgagor(s) released from financial obligation: NONE THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING

PURPOSE. And assigned to: U.S. Bank RIGHT THE WITHIN THE TIME Minnesota in said County and PROVIDED BY LAW IS State.

Systems, Inc.

THE TIME ALLOWED BY
Transaction Agent Mortgage LAW FOR REDEMPTION Number: BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL Lender/Broker/Mortgage REPRESENTATIVES Originator: Broker Solutions, OR ASSIGNS, MAY BE The above referenced sale Inc. dba New American REDUCED TO FIVE WEEKS Residential Mortgage Servicer: IS ENTERED U.S. Bank National Association MINNESOTA STATUTES, WHICH SECTION PROPERTY IS LOCATED: DETERMINING,

Property Address: 413 5th Ave MORTGAGED ARE IMPROVED WITH A State. Parcel ID Number: RESIDENTIAL DWELLING DATED: November 12, 2024 OF LESS THAN FIVE UNITS, LEGAL DESCRIPTION OF ARE NOT PROPERTY PROPERTY: Lot 2, Block 4, USED IN AGRICULTURAL Sartell Heights South Plat Two, PRODUCTION, AND ARE

ABANDONED.

AND DATED: June 18, 2024 MORTGAGEE: U.S. Bank The above referenced sale

NOTICE OF

POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

will be sold by the Sheriff of The above referenced sale scheduled for August 14, 2024 at 10:00 AM has been postponed to September 17, FORECLOSURE SALE 2024 at 10:00 AM in the Stearns County Sheriff's office, scheduled for January 21, 807 Law Enforcement Center, 807 2025 at 10:00 AM has been Courthouse Square, St. Cloud, Courthouse Square, St. Cloud, postponed to February 20, 2025 Minnesota Minnesota in said County and at 10:00 AM in the Stearns

MORTGAGEE: U.S. Bank National Association NOTICE OF

POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

their personal representatives or The above referenced sale scheduled for September 17, If the Mortgage is not reinstated 2024 at 10:00 AM has been Mortgage under Minn. Stat. §580.30 or postponed to October 17, 2024 Registration the property is not redeemed at 10:00 AM in the Stearns The above referenced sale Systems, Inc., as mortgagee, as under Minn. Stat. §580.23, County Sheriff's office, Law Inc. dba New American property on or before 11:59 p.m. Courthouse Square, St. Cloud, Funding, its successors and on February 14, 2025, or the Minnesota in said County and

NOTICE OF **POSTPONEMENT OF MORTGAGE** FORECLOSURE SALE

COLLECT A DEBT. ANY The above referenced sale INFORMATION OBTAINED scheduled for October 17, WILL BE USED FOR THAT 2024 at 10:00 AM has been postponed to November 19, TO 2024 at 10:00 AM in the The above referenced sale VERIFICATION OF THE Stearns County Sheriff's office, DEBT AND IDENTITY OF Law Enforcement Center, 807 THE ORIGINAL CREDITOR Courthouse Square, St. Cloud,

Transaction Agent: Mortgage NOT AFFECTED BY THIS DATED: October 10, 2024

National Association NOTICE OF **POSTPONEMENT** OF MORTGAGE FORECLOSURE SALE

scheduled for November 19, IF A JUDICIAL ORDER 2024 at 10:00 AM has been UNDER postponed to December 19, The above referenced sale ATUTES, 2024 at 10:00 AM in the scheduled for May 1, 2025 at 582.032, Stearns County Sheriff's office, AMONG Law Enforcement Center, 807 OTHER THINGS, THAT THE Courthouse Square, St. Cloud, PREMISES Minnesota in said County and

NOTICE OF **POSTPONEMENT** OF MORTGAGE FORECLOSURE SALE

National Association scheduled for December 19, Wilford, Geske & Cook, P.A. 2024 at 10:00 AM has been Attorneys for Mortgagee postponed to January 21, 2025 7616 Currell Boulevard, Suite at 10:00 AM in the Stearns 200 County Sheriff's office, Law Woodbury, MN 55125 Enforcement Center, (651) 209-3300 Courthouse Square, St. Cloud, File Number: 051936-F6 Minnesota in said County and

> DATED: December 12, 2024 MORTGAGEE: U.S. Bank DATED: May 28, 2025 National Association

NOTICE OF **POSTPONEMENT OF MORTGAGE**

File Number: 051936-F6

County Sheriff's office, Law Enforcement Center, Courthouse Square, St. Cloud, Minnesota in said County and

DATED: January 14, 2025 MORTGAGEE: U.S. Bank National Association

NOTICE OF POSTPONEMENT **OF MORTGAGE** FORECLOSURE SALE

scheduled for February 20, 2025 at 10:00 AM has been postponed to April 1, 2025 at 10:00 AM in the Stearns County Sheriff's office, Law MORTGAGEE: U.S. Bank Courthouse Square, St. Cloud, National Association Minnesota in said County and

> DATED: February 13, 2025 MORTGAGEE: U.S. Bank National Association NOTICE OF

POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

scheduled for April 1, 2025 at 10:00 AM has been postponed to May 1, 2025 at 10:00 AM in the Stearns County Sheriff's office, Law Enforcement Center, 807 Courthouse Square, MORTGAGEE: U.S. Bank St. Cloud, Minnesota in said County and State.

DATED: March 26, 2025 MORTGAGEE: U.S. Bank National Association

NOTICE OF **POSTPONEMENT OF MORTGAGE** FORECLOSURE SALE

10:00 AM has been postponed to June 3, 2025 at 10:00 AM in the Stearns County Sheriff's office, Law Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota in said

> MORTGAGEE: U.S. Bank National Association

OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for June 3, 2025 at 10:00 AM has been postponed to July 15, 2025 at 10:00 AM in the Stearns County Sheriff's office, Law Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota in said County and State.

MORTGAGEE: U.S. Bank National Association

Attorneys for Mortgagee

H-23-1B

Wilford, Geske & Cook, P.A.

7616 Currell Boulevard, Suite Woodbury, MN 55125 (651) 209-3300

MORTGAGEE: U.S. Bank County and State. National Association DATED: April 25, 2025 NOTICE OF **POSTPONEMENT**