

Public Notices

Mortgage Foreclosures

NOTICE OF MORTGAGE FORECLOSURE SALE

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

NOTICE IS HEREBY GIVEN: That default has occurred in the conditions of the following described mortgage: MORTGAGOR(S): Shelley Adams, an unmarried woman

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., a California corporation as nominee for Burnet Home Loans, a Delaware corporation

ASSIGNMENTS OF MORTGAGE: Assigned to: Federal National Mortgage Association ("Fannie Mae") by assignment recorded on June 24, 2016 as Document Number A1471284 in the Office of the County Recorder of Stearns County, Minnesota.

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$99,900.00
DATE OF MORTGAGE: July 28, 2006

DATE AND PLACE OF FILING: Recorded on August 7, 2006 as Document Number 1202638 in the Office of the County Recorder of Stearns County, Minnesota.

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$91,101.75
LEGAL DESCRIPTION OF PROPERTY: Unit 505 and Garage Unite G505 and 20% Common Element of Townhomes on 8th Avenue North, Stearns County, Minnesota.

STREET ADDRESS OF PROPERTY: 505 8TH AVE N, SAINT CLOUD, MN 56303

COUNTY IN WHICH PROPERTY IS LOCATED: Stearns County, Minnesota
TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

NAME OF MORTGAGE ORIGINATOR: Burnet Home Loans, a Delaware corporation

RESIDENTIAL SERVICER: Seterus, Inc.

TAX PARCEL IDENTIFICATION NUMBER: 82.51542.0022

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: 100020000350819755

THAT no action or proceeding has been instituted at law to recover the debt then remaining secured by such mortgage, or any part thereof, or, if the action or proceeding has been instituted, that the same has been discontinued, or that an execution upon the judgment rendered therein has been returned unsatisfied, in 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: September 21, 2016 at 10:00 AM
PLACE OF SALE: Stearns County Sheriff's Office, Law Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota

to pay the debt then secured by said mortgage and taxes, if any actually paid by the mortgagee, on the premises and the costs and disbursements allowed by law. The time allowed by law for redemption by said mortgagor(s), their personal representatives or assigns is six (6) months from the date of sale.

TIME AND DATE TO VACATE PROPERTY: Unless said mortgage is reinstated or the property redeemed, or unless the time for redemption is reduced by judicial order, you must vacate the premises by 11:59 p.m. on March 21, 2017.

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

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None

Dated: July 19, 2016
FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") Mortgage

THE ACADEMY LAW GROUP, P.A. By: /s/ Rebecca F. Schiller, Esq., N. Kibongi Fondungallah, Esq. *Curt N. Trisko, Esq.* Samuel R. Coleman, Esq. Attorneys for Mortgagee

The Academy Professional Building 25 North Dale Street St. Paul, MN 55102 (651) 209-9760 (16-0853-FC01)

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Published in the Paynesville Press July 27, August 3, 10, 17, 24, 31, 2016 575271

NOTICE OF MORTGAGE FORECLOSURE SALE

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

NOTICE IS HEREBY GIVEN, that default has occurred in conditions of the following described mortgage: DATE OF MORTGAGE: March 31, 1998

MORTGAGOR: Thomas B. Fuchs, an unmarried person and Amy M. Boeckers, an unmarried person.

MORTGAGEE: Columbia National Incorporated.

DATE AND PLACE OF RECORDING: Recorded April 3, 1998 Stearns County Recorder, Document No. 869195.

ASSIGNMENTS OF MORTGAGE: Assigned to: Countrywide Home Loans, Inc., Dated September 19, 2007 Recorded October 22, 2007, as Document No. 1241644. And thereafter assigned to: Massachusetts Mutual Life Insurance. Dated February 6, 2013 Recorded February 7, 2013, as Document No. A1390969. And thereafter assigned to: Bank of America, N.A., Dated November 6, 2015 Recorded December 7, 2015, as Document No. A1457853.

TRANSACTION AGENT: NONE

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: NONE

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Columbia National Incorporated

RESIDENTIAL MORTGAGE SERVICER: Bank of America, N.A.

MORTGAGED PROPERTY ADDRESS: 331 North 20th Avenue, Saint Cloud, MN 56303

TAX PARCEL I.D. #: 82.44366.0000

LEGAL DESCRIPTION OF PROPERTY: Lot 6, Block 2, in Bell and Smith's Addition to the City of St. Cloud

COUNTY IN WHICH PROPERTY IS

LOCATED: Stearns ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$68,900.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$61,665.78

That prior to the commencement of this mortgage foreclosure proceeding Mortgage/Assignee of Mortgagee complied with all notice requirements as required by statute; 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: August 30, 2016 at 10:00 AM

PLACE OF SALE: Sheriff's Office, Law Enforcement Center, Room S-136, St. Cloud, MN

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 six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns unless reduced to Five (5) weeks under MN Stat. §580.07.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 580.23 is 11:59 p.m. on March 1, 2017 unless that date falls on a weekend or legal holiday, in which case it is the next weekday, and unless the redemption period is reduced to 5 weeks under MN Stat. Secs. 580.07 or 582.032.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None

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

Dated: June 29, 2016 Bank of America, N.A.

Mortgage/Assignee of Mortgagee USSET, WEINGARDEN AND LIEBO, P.L.L.P.

Attorneys for Mortgagee/Assignee of Mortgagee 4500 Park Glen Road #300 Minneapolis, MN 55416 (952) 925-6888 18 - 16-003389 FC

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Published in the Paynesville Press July 6, 13, 20, 27, August 3, 10, 2016 569097

NOTICE OF MORTGAGE FORECLOSURE SALE

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

NOTICE IS HEREBY GIVEN, that default has occurred in conditions of the following described mortgage: DATE OF MORTGAGE: January 5, 2005

MORTGAGOR: Al Ithivong Kham and Khamthaly Ithivong Kham, as joint tenants.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for NBank, N.A.

DATE AND PLACE OF RECORDING: Recorded January 20, 2005 Stearns County Recorder, Document No. 1140799.

ASSIGNMENTS OF MORTGAGE: Assigned to: Wilmington Trust Company, as Trustee for the Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2005-5, Dated December 8, 2014 Recorded December 12, 2014, as Document No. A1434216.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 100059012560232558

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: NBank, N.A.

RESIDENTIAL MORTGAGE SERVICER: CitiMortgage, Inc.

MORTGAGED PROPERTY ADDRESS: 2925 Crescent Ridge Trail, Saint Cloud, MN 56301

TAX PARCEL I.D. #: 82.45772.0241

LEGAL DESCRIPTION OF PROPERTY: Lot 18, Block 2, Cimarron Estates Fourth Addition, Stearns County, Minnesota

COUNTY IN WHICH PROPERTY IS LOCATED: Stearns ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$178,900.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$186,722.62

That prior to the commencement of this mortgage foreclosure proceeding Mortgage/Assignee of Mortgagee complied with all notice requirements as required by statute; 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: September 8, 2016 at 10:00 AM

PLACE OF SALE: Sheriff's Office, Law Enforcement Center, Room S-136, St. Cloud, MN 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 six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns unless reduced to Five (5) weeks under MN Stat. §580.07.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 580.23 is 11:59 p.m. on March 8, 2017, unless that date falls on a weekend or legal holiday, in which case it is the next weekday, and unless the redemption period is reduced to 5 weeks under MN Stat. Secs. 580.07 or 582.032.

MORTGAGOR(S) RELEASED FROM

FINANCIAL OBLIGATION ON MORTGAGE: None

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

Dated: July 14, 2016 Wilmington Trust Company, as Trustee Mortgagee/Assignee of Mortgagee USSET, WEINGARDEN AND LIEBO, P.L.L.P.

Attorneys for Mortgagee/Assignee of Mortgagee 4500 Park Glen Road #300 Minneapolis, MN 55416 (952) 925-6888 10-16-004430 FC

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Published in the Paynesville Press July 27, August 3, 10, 17, 24, 31, 2016 577130

NOTICE OF MORTGAGE FORECLOSURE SALE

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

NOTICE IS HEREBY GIVEN, that default has occurred in conditions of the following described mortgage: DATE OF MORTGAGE: July 27, 2015

MORTGAGOR: Daniel K Kuechle a single person.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc. as nominee for Primelending, a plaincapital company its successors and assigns.

DATE AND PLACE OF RECORDING: Recorded August 11, 2015 Stearns County Recorder, Document No. A1449686.

ASSIGNMENTS OF MORTGAGE: Assigned to: U.S. Bank National Association. Dated March 16, 2016 Recorded March 24, 2016, as Document No. A1464340.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 100053601314757575

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Primelending, a plaincapital company

RESIDENTIAL MORTGAGE SERVICER: U.S. Bank National Association

MORTGAGED PROPERTY ADDRESS: 401 27th Avenue North, Saint Cloud, MN 56303

TAX PARCEL I.D. #: 82455270006

LEGAL DESCRIPTION OF PROPERTY: Lot 14, Block 28, Central Park Addition to the Town of Saint Cloud, Stearns County, Minnesota

COUNTY IN WHICH PROPERTY IS LOCATED: Stearns ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$73,150.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$74,682.17

That prior to the commencement of this mortgage foreclosure proceeding Mortgage/Assignee of Mortgagee complied with all notice requirements as required by statute; 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: September 29, 2016 at 10:00 AM

PLACE OF SALE: Sheriff's Office, Law Enforcement Center, Room S-136, St. Cloud, MN

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 six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns unless reduced to Five (5) weeks under MN Stat. §580.07.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 580.23 is 11:59 p.m. on March 29, 2017 unless that date falls on a weekend or legal holiday, in which case it is the next weekday, and unless the redemption period is reduced to 5 weeks under MN Stat. Secs. 580.07 or 582.032.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None

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

Dated: July 28, 2016 U.S. Bank National Association Mortgagee/Assignee of Mortgagee USSET, WEINGARDEN AND LIEBO, P.L.L.P.

Attorneys for Mortgagee/Assignee of Mortgagee 4500 Park Glen Road #300 Minneapolis, MN 55416 (952) 925-6888 19 - 16-004350 FC

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Published in the Paynesville Press August 3, 10, 17, 24, 31, September 7, 2016 579907

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

STATE OF MINNESOTA COUNTY OF STEARNS DISTRICT COURT SEVENTH JUDICIAL DISTRICT CASE TYPE: Other Civil

Judge Frederick L. Grunke Court File No. 73-CV-10-7965 U.S. Bank National Association, as Trustee for the Registered Holders of Wachovia Bank Commercial Mortgage Trust, Commercial Mortgage Pass-Through Certificates, Series 2006-C28,

by and through its Special Servicer CW Capital Asset Management LLC, Plaintiff;

v. MP Operating, LLC, Annex Operating, LLC, Robert C. Abel, David P. Klug, Stephen R. Uppgren and Randall Hagen Defendants.

NOTICE IS HEREBY GIVEN, that under and by virtue of a Judgment made and entered in the above entitled action on the 8th day of March, 2012, by the District Court of Stearns County, Minnesota, Seventh Judicial District, and as assigned to 110 2nd Street South Holdings, LLC, a Maryland limited liability company, a certified copy of which has been delivered to me directing the sale of the premises hereinafter described.

1. Default has occurred in the conditions of the Commercial Mortgage, Security Agreement, Fixture Filing Financing Statement and Assignment of Leases, Rents, Income and Profits, as assigned to 110 2nd Street South Holdings, LLC, a Maryland limited liability company, and originally dated September 25, 2006 (the "Mortgage") executed by MP Operating, LLC, a Minnesota limited liability company, and Annex Coloration LLC, a Minnesota limited liability company, as Mortgagors and Artesia Mortgage Capital Corporation as Mortgagee and recorded on September 28, 2006 as Document Number 1207494 in the Office of the County Recorder of Stearns County, Minnesota. The land described in the Mortgage is not registered land.

2. The original principal amount secured by the Mortgage was Thirteen Million Eight Hundred Thousand Dollars and 00/100 (\$13,800,000.00).

3. No action or proceeding at law is now pending to recover the debt secured by the Mortgage, or any part thereof.

4. The holder of the Mortgage has complied with all conditions precedent to acceleration of the debt secured by the Mortgage and foreclosure of the Mortgage, and all notice and other requirements of applicable statutes.

5. As of March 8, 2012, the amount due on the Mortgage, and taxes, if any, was \$21,000,000.00, plus other amounts due and owing pursuant to the Mortgage, the related loan and security documents and applicable law, less such amounts as are held by the Assignee in any applicable escrow, reserve, or suspense account. Interest, default interest, attorneys' fees and costs, and other amounts owing pursuant to the Mortgage and related loan and security documents continue to accrue.

6. Pursuant to the judgment of the Stearns County District Court dated March 8, 2012, as assigned to 110 2nd Street South Holdings, LLC, a Maryland limited liability company, the Mortgage will be foreclosed, and the land located in the City of Waite Park, County of Stearns, State of Minnesota 56303, and legally described as set forth in Exhibit A hereto entitled "Legal Description of Property" along with the personal property described in Exhibit C (but excluding the real property described in Exhibit B) will be sold by the County Sheriff of Stearns County, Minnesota, at public auction on August 31, 2016 at 10:00 a.m. at the Stearns County Sheriff's Department, 807 Courthouse Square, Saint Cloud, Minnesota 56303.

7. The time allowed by law for redemption by Mortgagor or Mortgagor's personal representatives or assigns is six (6) months after the date of sale.

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

Dated this 13th day of July, 2016. John L. Sanner Sheriff of Stearns County, Minnesota By: /s/ Troy J. Jansky Deputy Sheriff

Malkerson Gunn Martin LLP (TFD) Thomas F. DeVincke 1900 U.S. Bank Plaza, South Tower 220 South Sixth Street Minneapolis, MN 55402 Attorney for Mortgagee

EXHIBIT A Real Property The Property is located in Stearns County, Minnesota, and is legally described as follows:

Parcel A: That part of Lot 1, Block 3, Park Square Plat 2, according to the recorded plat thereof, in the City of Waite Park, Stearns County, Minnesota that lies West and North of the following described line: Said line begins on the North line of said Lot 1 distant 493.00 feet East of the Northwest corner of said Lot 1, assume the North line of said Lot 1 to have a bearing of South 89° 18 minutes 05 seconds East; thence South 00° 02 minutes 12 seconds East, parallel with the West line of said Lot 1, a distance of 541.43 feet; thence North 89° 12 minutes 40 seconds West, parallel with the South line of said Lot 1, a distance of 127.01 feet; thence South 00° 02 minutes 12 seconds East, parallel with said West line, a distance of 70.00 feet to a point on the South line of said Lot 1 and there terminating, said termination ties 366.00 feet East of the Southwest corner of said Lot 1, Except the South 30.00 feet of the West 366.00 feet thereof.

ALSO, the South 15.00 feet of the West 86.00 feet of Lot 1, Block 1, Park Square, City of Waite Park, Stearns County, Minnesota.

ALSO, The North 20.00 feet of the West 329.57 feet of the Southwest Quarter of the Southwest Quarter (SW1/4 of SW1/4) of Section 16, Township 124, Range 28, Stearns County, Minnesota.

Together with rights and benefits contained in the Grant of Easements dated November 27, 1991, and recorded January 13, 1992, as Document Number 709839, in the Stearns County Recorders Office.

Together with rights and benefits contained in the Declaration of Reciprocal Easements dated November 13, 1992, as Document Number 709839, in the Stearns County Recorders Office.

Parcel B: Lot One (1), Block One (1), Park Square, according to the plat thereof on file and of record in the office of the County Recorder, Stearns County, Minnesota, except the North 20 feet thereof, and except the West 86.00 feet of the South 100.00 feet thereof, except the South 15.00 feet thereof, lying East of the West 86.00 feet, and except that part described as follows:

Commencing at the Northwest corner of said Lot 1; thence South along the West line thereto to its intersec-

tion with a line drawn parallel with and 20.00 feet South of the North line of said Lot 1, and the point of beginning of the parcel to be described; thence East along said parallel line a distance of 20.00 feet; thence southwesterly to a point of the West line of said Lot 1, distant 20.00 feet South from the point of beginning of this description; thence North a distance of 20.00 feet to the point of beginning.

Together with rights and benefits contained in the Grant of Easements dated November 27, 1991, and recorded January 13, 1992, as Document Number 709839, in the Stearns County Recorders Office.

Together with rights and benefits contained in the Declaration of Reciprocal Easements dated November 27, 1991, and recorded January 13, 1992, as Document Number 709840, in the Stearns County Recorders Office.

(Abstract Property) EXHIBIT B Excluded Real Property That part of Lot 1, Block 1, PARK SQUARE, according to the recorded plat thereof, Stearns County, Minnesota, lying westerly and northwesterly of the following described line: Commencing at the northwest corner of said Lot 1; thence South 00 degrees 02 minutes 12 seconds East, plat bearing, along the west line of said Lot 1 a distance of 490.60 feet to the point of beginning of said line; thence North 05 degrees 40 minutes 26 seconds East 140.70 feet to a point on a line that is parallel with and 14 feet east of the west line of said Lot 1; thence North 00 degrees 02 minutes 12 seconds West, along said parallel line, 304.75 feet; thence North 45 degrees 19 minutes 52 seconds East, 35.07 feet to the South right-of-way line of 2nd Street South as dedicated in PARK SQUARE PLAT 2, according to the recorded plat thereof, Stearns County, Minnesota, and there terminate said line.

(Abstract Property) EXHIBIT C Personal Property All goods, chattels, construction materials, furniture, furnishings, equipment, machinery, apparatus, appliances, and other items of personal property, whether tangible or intangible, of any kind, nature or description, whether now owned or hereafter acquired by Borrower, including, without limitation, improvements including, without limitation, furnaces, steam boilers, hot water boilers, oil burners, pipes, radiators, air conditioning and sprinkling systems, gas and electric fixtures, carpets, rugs, shades, awnings, screens, elevators, motors, dynamos, cabinets, and all other furnishings, tools, equipment and machinery, appliances, building supplies, materials, fittings and fixtures of every kind, which is, are or shall hereafter be located upon, attached, affixed to or used or useful, either directly or indirectly, in connection with the complete and comfortable use, occupancy and operation of the Property and Improvements, whether or not any of such personal property is now or becomes a Fixture (defined below), including, without limitation, any and all licenses, permits or franchises used or required in connection with such use, occupancy or operation, together with any and all additions, replacements or substitutions thereto, thereof or therefrom as well as the proceeds thereof or therefrom regardless of form (hereinafter sometimes together referred to as the "Personal Property"; such Personal Property shall include, without limitation, all Accounts, Documents, Instruments, Chattel Paper, Goods, Equipment, General Intangibles, Fixtures and Inventory, as those terms are defined in the Uniform Commercial Code of the State where the Property is located).

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NOTICE OF MORTGAGE FORECLOSURE SALE

13-092675 THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

NOTICE IS HEREBY GIVEN, that default has occurred in the conditions of the following described mortgage: DATE OF MORTGAGE: March 13, 2001

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$99,800.00

MORTGAGOR(S): David S Olson and Amy T Olson, husband and wife

Public Notices

PUBLIC NOTICE

Zion Township board meeting will be held on Tuesday August 16th, 7:00pm at the clerks home. This meeting is open to the public

*Note date changed due to Primary Election on August 9th.

Sheryl Fuchs, Clerk
Zion Township
(aug3-10c)

NORTH FORK CROW RIVER WATERSHED DISTRICT BUDGET HEARING NOTICE

NOTICE IS HEREBY GIVEN: The North Fork Crow River Watershed District Board of Managers will meet at the District Office, 1030 Front Street, Broton, MN, on Monday August 8th at 8:00 p.m. for the purpose of considering the foregoing proposed budget with a General Levy of \$250,000, an Insurance and Bonding Levy of \$10,000 (MN Statutes 466.06), for the fiscal year of January 1, 2017 through December 31, 2017. At such time any interested person may appear either in person or by representative and will be given an opportunity for a full and complete discussion of the proposed budget set forth and contained in the following:

James Wuerzt, President
North Fork Crow River Watershed District Dated: July 18th, 2016

Income	
Watershed District Levy	\$250,000
Insurance & Bonding Levy	\$10,000
Total	\$260,000
Operating Expenses	
Employee Expenses	\$214,134.94
Managers Expenses	\$11,165.00
Mileage Expenses	\$1,450.00
Professional Fees	\$18,075.00
Office Expenses	\$3,275.06
Education	\$11,300.00
Other	\$100.00
Capital Outlay	\$500.00
Total:	\$260,000.00

Tara Ostendorf
District Administrator
North Fork Crow River Watershed District
(jul27-aug6c)

NOTICE OF MORTGAGE FORECLOSURE SALE

DATE: July 18, 2016
YOU ARE NOTIFIED that default has occurred in the conditions of the following described Mortgage:

INFORMATION REGARDING MORTGAGE TO BE FORECLOSED

1. Date of Mortgage: **May 6, 2010**
2. Mortgagors: **Dustin Utsch, a single person**
3. Mortgagees: **Central Minnesota Federal Credit Union**
4. Recording Information: **Recorded on June 9, 2010, as Document Number A1317540 in the office of the County Recorder of Stearns County, Minnesota**

5. Assignments of Mortgage, if any: **NO assignments** (Central Minnesota Federal Credit Union is Central Minnesota Credit Union by reason of conversion from federal to state charter).

6. The Mortgage was modified by instrument dated April 24, 2015, recorded June 21, 2016 in the office

of the County Recorder of Stearns County, Minnesota as Document no. A1471028.

7. Tax parcel identification number of the mortgaged premises: **70.38981.0000**

8. Legal description of the mortgaged premises:
The South 218.5 feet of the East 3.41 acres being the East 246.02 feet of Lot A of Gilbert's 4th Addition, less the South 150 feet of the west 100 feet thereof, Stearns County, Minnesota

Check here if all or part of the described real property is Registered (Torrens)

9. The physical street address, city, and zip code of the mortgaged premises: **513 South Street, Paynesville, MN 56362**

OTHER FORECLOSURE DATA
10. The person holding the Mortgage is not a transaction agent, as defined by Minn. Stat. 58.02, subd. 30. The name(s) of the residential mortgage servicer and the lender or broker, as defined in Minn. Stat. 58.02, is/are: **Central Minnesota Credit Union.**

11. If stated on the Mortgage, the name of the mortgage originator, as defined in Minn. Stat. 58.02, is: **Central Minnesota Federal Credit Union** (now Central Minnesota Credit Union by reason of conversion from federal to state charter).

INFORMATION REGARDING FORECLOSURE

12. The requisites of Minn. Stat. 580.02 have been satisfied.

13. The original principal amount secured by the Mortgage was **\$65,600.00.**

14. At the date of this notice the amount due on the Mortgage, including taxes, if any, paid by the holder of the Mortgage, is: **\$60,283.60.**

15. Pursuant to the power of sale in the Mortgage, the Mortgage will be foreclosed, and the mortgaged premises will be sold by the Sheriff of Stearns County, Minnesota, at public auction on **September 8, 2016 at 10:00 a.m., at Stearns County Sheriff's Office, 807 Courthouse Sq., Room S-136, St. Cloud, MN 56303.**

16. The time allowed by law for redemption by Mortgagor or Mortgagor's personal representatives or assigns is **6 months** after the date of sale.

17. Minn. Stat. 580.04(b) provides, "If the real estate is an owner-occupied, single-family dwelling, the notice must also specify the date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under section 580.30 or the property redeemed under section 580.23." If this statute applies, the time to vacate the property is **11:59 p.m. on March 8, 2017.**

THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE

IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Name and address of Attorney for Mortgagee or Mortgage Assignee:

Mark F. Uphus, Attorney
310 Main Street East
P.O. Box 158
Melrose, MN 56352

Name of Mortgagee or Mortgage Assignee:

Central Minnesota Credit Union
20 Fourth Avenue SE
P.O. Box 10
Melrose, MN 56352
(jul27-Aug31c)

CERTIFICATE OF ASSUMED NAME

Minnesota Secretary of State Minnesota Statutes Chapter 333

1. State the exact assumed name under which the business will be conducted: **Cupcake Ninja**

2. State the address of the principal place of business. A complete street address or rural route box number is required; the address cannot be a P.O. Box. **25946 State Highway 23, Paynesville, MN 56362**

3. List the name and complete street address of all persons conducting business under the above Assumed Name, OR if an entity, provide the legal corporate, LLC, or Limited Partnership name and registered office address. **Shelby M. Rue, Maia D Rue, 25946 State Highway 23, Paynesville, MN 56362.**

4. 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.

Date: 7.25.16
Filed: 7.25.16
Shelby M. Rue, Owner
(Jul31-aug10c)

NOTICE OF MORTGAGE FORECLOSURE SALE

DATE: August 1, 2016
YOU ARE NOTIFIED that default has occurred in the conditions of the following described Mortgage:

INFORMATION REGARDING MORTGAGE TO BE FORECLOSED

1. Date of Mortgage: **November 25, 2003**

2. Mortgagors: **Joseph R. Wojtanowitz, a single adult**

3. Mortgagees: **The First National Bank of Cold Spring n/k/a Granite Community Bank**

4. Recording Information: **Recorded on December 2, 2003, as Document Number 1091360 in**

the office of the County Recorder of Stearns County, Minnesota

5. Assignments of Mortgage, if any: **NO assignments**

The mortgage was subsequently modified by Modifications of Mortgage dated May 14, 2008 and recorded May 21, 2008 as Document No. 1258701, and July 9, 2013 and recorded July 11, 2013 as Document No. 1402519, both modifications reference an increase in the mortgage amount to \$10,000.00.

INFORMATION REGARDING MORTGAGED PREMISES

6. Tax parcel identification number of the mortgaged premises: **70.38863.0000**

7. Legal description of the mortgaged premises:

Lot 15, Block 3 in Gilbert's New Addition to Paynesville, according to the plat and survey thereof on file and of record in the Office of the County Recorder in and for Stearns County, Minnesota.

Check here if all or part of the described real property is Registered (Torrens)

8. The physical street address, city, and zip code of the mortgaged premises: **212 Garfield Avenue, Paynesville, MN 56362**

OTHER FORECLOSURE DATA

9. The person holding the Mortgage is not a transaction agent, as defined by Minn. Stat. 58.02, subd. 30. The name(s) of the residential mortgage servicer and the lender or broker,

as defined in Minn. Stat. 58.02, is/are: **The First National Bank Of Cold Spring n/k/a Granite Community Bank**

10. If stated on the Mortgage, the name of the mortgage originator, as defined in Minn. Stat. 58.02, is: **The First National Bank of Cold Spring n/k/a Granite Community Bank**

INFORMATION REGARDING FORECLOSURE

11. The requisites of Minn. Stat. 580.02 have been satisfied.

12. The original principal amount secured by the Mortgage was **\$7,600.00 (Subsequently increased to \$10,000 per mortgatge modifications noted above).**

13. At the date of this notice the amount due on the Mortgage, including taxes, if any, paid by the holder of the Mortgage, is: **\$8,934.63.**

14. Pursuant to the power of sale in the Mortgage, the Mortgage will be foreclosed, and the mortgaged premises will be sold by the Sheriff of Stearns County, Minnesota, at public auction on **September 29, 2016 at 10:00 a.m., at Room S-136, Stearns County Law Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota**

15. The time allowed by law for redemption by Mortgagor or Mortgagor's personal representatives or assigns is **6 months** after the date of sale.

16. Minn. Stat. 580.04(b) provides, "If the real estate is an owner-

occupied, single-family dwelling, the notice must also specify the date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under section 580.30 or the property redeemed under section 580.23." If this statute applies, the time to vacate the property is **11:59 p.m. on March 29, 2017.**

THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE

IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Name and address of Attorney for Mortgagee or Mortgage Assignee:

Daniel T. Zimmermann
(141835)(bak)

Willenbring, Dahl, Wocken & Zimmermann, PLLC
318 Main Street/PO Box 417,
Cold Spring, MN 56320

Name of Mortgagee or Mortgage Assignee:

Granite Community Bank
(Aug10-sept14c)

2017 Sauk River Watershed District Budget Public Hearing Notice

January 1st, 2017 to December 31, 2017 Calendar Year Budget

General Fund Budget

The General Fund Budget will be categorized into the following:

Managers Compensation and Training Expenses	\$25,885
Operations and Administration Expenses	\$324,745
Education Expenses	\$86,452
Monitoring Expenses	\$78,601
BMP Incentive Program Expenses	\$138,624
Drainage Authority Expenses	\$29,742
Permit Authority Expenses	\$39,617
Operating Transfers	\$22,000
Total General Fund Budget	\$745,666

NOTICE IS HEREBY GIVEN: The Sauk River Watershed District Board of Managers will meet at the Sauk River Watershed District Office in Sauk Centre, MN on Tuesday, August 16th, 2016, at 6:30 p.m. for the purpose of continuing consideration on the forgoing proposed final budget with a maximum administrative levy of \$645,175. The remaining budget will be met through additional non-property tax funding sources. At such time any interested person may appear either in person or by a representative and will be given an opportunity for a full and complete discussion of proposed budget set forth and contained above.

Scott Henderson
Administrator
Sauk River Watershed District
524 4th St South
Sauk Centre, MN 56378
(320) 352-2231 Phone
(320) 352-6455 Fax
scott@srwdmn.org
Visit us online at: www.srwdmn.org

2016 RAM 1500 CREW CAB BIGHORN
Hemi, Back Up Camera, Dual Exhaust, Trailer Tow Package, 8.4" Radio!
WAS \$36,520
NOW \$34,999*



SUMMER CLEARANCE EVENT



2016 RAM 2500 CREW CAB
6.7L Diesel, 5th Wheel Prep, Wheel to Wheel Side Steps, Back Up Camera, Trailer Brake Control, Spray In Bedliner!
WAS \$53,625
NOW \$44,602*



2016 RAM 1500 QUAD CAB BIGHORN
8.4" Radio, 3.6L V6 Engine, Bucket Seats, Back Up Camera, Remote Start!
WAS \$42,790
NOW \$33,814*



2016 DODGE CHARGER SXT AWD
8.4" Radio, Push Button Start, Premium Surround Sound, Dual Exhaust, Heated Seats, Loaded!
WAS \$32,990
NOW \$26,872*



2016 CHRYSLER 200 LIMITED
8.4" Radio, Back Up Camera, Push Button Start, 36 MPG!
WAS \$26,280
NOW \$19,999*



2016 RAM 2500 CREW CAB LARAMIE
Cooled Seats, Navigation, Memory Seats, Back Up Camera, Tons of Extras, Fully Loaded!
WAS \$56,170
NOW \$45,786*



2016 DODGE JOURNEY SE FWD
Touch Screen Radio, Push Button Start, Tinted Glass, Dual Climate Zone
WAS \$21,990
NOW \$16,999*



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Back Up Camera, Second Row Bucket Seats, Touch Screen Radio, Power Seat, Alluminum Wheels
WAS \$29,590
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2016 JEEP CHEROKEE
Touch Screen Radio, USB Ports, Halogen Headlights, LED Tail Light
WAS \$24,390
NOW \$19,499*



2016 JEEP GRAND CHEROKEE 75TH ANNIV.
8.4" Radio, Power Sunroof, Power Lift-gate, Back Up Camera, Rear Park Assist, Heated Seats & Steering, Custom Wheels
WAS \$40,060
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PARTS HOURS: M-F: 8 a.m.-5 p.m.

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