TIME AND DATE TO VACATE PROP-

ERTY: If the real estate is an owner-oc-

cupied, 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

21, 2017, or the next business day if

March 21, 2017 falls on a Saturday,

REDEMPTION BY THE MORTGAGOR,

REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS

IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES SEC-

TION 582.032 DETERMINING, AMONG

OTHER THINGS THAT THE MORT-

GAGED PREMISES ARE IMPROVED

WITH A RESIDENTIAL DWELLING

OF LESS THAN 5 UNITS, ARE NOT

PROPERTY USED FOR AGRICULTUR-

AL PRODUCTION, AND ARE ABAN-

U.S. Bank National Association, as

trustee, successor in interest to Bank One, National Association, as Trustee

for CSFBMSC FNT Mortgage-Backed Pass-Through Certificates Series FNT

Dated: July 21, 2016

Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP

Lawrence P. Zielke - 152559

Diane F. Mach - 273788 Melissa L. B. Porter - 0337778

Randolph W. Dawdy - 2160X Gary J. Evers - 0134764

Tracy J. Halliday - 034610X Attorneys for Mortgagee

(952) 831-4060

16-103886

DEBT COLLECTOR

12550 West Frontage Road, Suite 200 Burnsville, MN 55337

THIS IS A COMMUNICATION FROM A

Published in the

Paynesville Press

August 3, 10, 17, 24, 31,

September 7, 2016

576370

NOTICE OF MORTGAGE

FORECLOSURE SALE

THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE

TIME PROVIDED BY LAW IS NOT AF-

fault has occurred in the conditions of the following described mortgage:

NOTICE IS HEREBY GIVEN, that de-

ORIGINAL PRINCIPAL AMOUNT OF

Shannon Thompson and Katie

MORTGAGEE: Mortgage Electronic Registration Systems, Inc. TRANSACTION AGENT: Mortgage

LENDER OR BROKER AND MORT-

DATE AND PLACE OF FILING: Filed

May 5, 2008, Stearns County Recorder,

as Document Number 1257219 ASSIGNMENTS OF MORTGAGE:

Assigned to: CitiMortgage, Inc.; There-after assigned to Federal National Mortgage Association.

Lot Seven (7), Block Two (2), Clover-dale Estates 2nd Addition

St E, Saint Joseph, MN 56374 PROPERTY IDENTIFICATION NUM-

LOCATED: Stearns THE AMOUNT CLAIMED TO BE

DUE ON THE MORTGAGE ON THE

ments have been complied with; that

THAT all pre-foreclosure require-

DATE OF THE NOTICE: \$166.077.17

BER: 84.53474.0026

LEGAL DESCRIPTION OF PROP-

PROPERTY ADDRESS: 1011 Able

COUNTY IN WHICH PROPERTY IS

GAGE ORIGINATOR STATED ON THE

Electronic Registration Systems, Inc. MIN#: 100011520052974153

MORTGAGE: CitiMortgage, Inc. SERVICER: Seterus, Inc.

ERTY:

FECTED BY THIS ACTION

DATE OF MORTGAGE: April 24, 2008

MORTGAGE: \$126.003.00

Thompson, husband and wife

MORTGAGOR(S):

THE RIGHT TO VERIFICATION OF

"THE TIME ALLOWED BY LAW FOR

MORTGAGOR'S PERSONAL

Sunday or legal holiday.

THE

DONED.

2001-4

BY /s/

## **Transferring** 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 AF-FECTED 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 Califor-nia corporation as nominee for Burnet

Home Loans, a Delaware corporation ASSIGNMENTS OF MORTGAGE: Assigned to: Federal National Mort-gage Association ("Fannie Mae") by assignment recorded on June 24, 2016 as Document Number A1471284 in the Office of the County Recorder of Stea-

rns 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 PROP-ERTY: 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 ORIGINA-TOR: Burnet Home Loans, a Delaware

corporation **RESIDENTIAL SERVICER:** 

Seterus, Inc. TAX PARCEL

IDENTIFICATION NUMBER: 82.51542.0022

TRANSACTION AGENT'S MORT-GAGE 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 insti-tuted, 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 PROP-

ERTY: 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 MORT-GAGOR, THE MORTGAGOR'S PER-SONAL REPRESENTATIVES OR AS SIGNS. MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STAT-UTES, SECTION 582.032, DETER-MINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES TIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

LOCATED: Stearns ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$68 900 00

AMOUNT DUE AND CLAIMED TO RF 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 proceed-ing Mortgagee/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

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 per-sonal representatives or assigns unless reduced to Five (5) weeks under MN Stat. §580.07

TIME AND DATE TO VACATE PROP-ERTY: 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 mort-gage 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 MORT-GAGE: None

"THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORT-GAGOR, THE MORTGAGOR'S PER-SONAL REPRESENTATIVES OR AS-SIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STAT-SECTION 582.032, DETER-MINING AMONG OTHER THINGS THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDEN-TIAL 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. 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 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 AF-FECTED BY THIS ACTION NOTICE IS HEREBY GIVEN, that de-

fault has occurred in conditions of the llowing 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.

FINANCIAL OBLIGATION ON MORT-GAGE: None

THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORT-GAGOR, THE MORTGAGOR'S PER-SONAL REPRESENTATIVES OR AS-SIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STAT-UTES, SECTION 582.032, DETER-MINING, AMONG OTHER THINGS THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDEN-TIAL 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 Mortgage 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 AF-FECTED 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 plainscapital comny its successors and assigns. DATE AND PLACE OF RECORD-

ING: Recorded August 11, 2015 Stearns County Recorder, Document No. A1449686. ASSIGNMENTS OF MORTGAGE:

signed 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 MORT-

GAGE IDENTIFICATION NUMBER ON MORTGAGE: 100053601314757575 LENDER OR BROKER AND MORT-GAGE ORIGINATOR STATED ON MORTGAGE: Primelending, a plain-

scapital company RESIDENTIAL MORTGAGE SER-VICER: U.S. Bank National Association MORTGAGED PROPERTY AD-

DRESS: 401 27th Avenue North, Saint Cloud. MN 56303

TAX PARCEL I.D. #: 82455270006 LEGAL DESCRIPTION OF PROP

ERTY Lot 14, Block 28, Central Park Addi-tion 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 Mortgagee/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:

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

MP Operating, LLC, Annex Operating, LLC, Robert C. Abel, David P. Klug, Stephen R. Upgren 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 Fi-nancing 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 se-cured by the Mortgage was Thirteen Million Eight Hundred Thousand Dol-lars 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 re-quirements 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 Sheriffs Department, 807 Courthouse Square, Saint Cloud, Minnesota 56303.

7. The time allowed by law for re-demption 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 MORT-THE MORTGAGOR'S PER-SONAL REPRESENTATIVES OR AS-SIGNS MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STAT-UTES, SECTION 582.032, DETER-MINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDEN-TIAL DWELLING OF LESS THAN FIVE ARE NOT PROPERTY

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 re-corded 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 2 1991, and recorded January 13, 1992, as Document Number 709840, in the Stearns County Recorders Office. (Abstract Property)

#### FXHIBIT 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 bear ing, 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)

#### EXHIBÍT C Personal Property

All goods, chattels, construction

materials, furniture, furnishings, equip-

ment, machinery, apparatus, applianc-

es, and other items of personal prop-erty, whether tangible or intangible, of

any kind, nature or description, whether

now owned or hereafter acquired by

Borrower, including, without limitation,

improvements including, without limita-

tion, 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 sup-

plies, materials, fittings and fixtures of every kind, which is, are or shall

hereafter be located upon, attached, affixed to or used or useful, either di-

rectly or indirectly, in connection with

the complete and comfortable use,

occupancy and operation of the Prop-

erty 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 there-

for, as well as the proceeds thereof or

therefrom regardless of form (hereinaf-

ter sometimes together referred to as the "Personal Property"; such Personal

Property shall include, without limita-

tion, all Accounts, Documents, Instru-

ments, Chattel Paper, Goods. Equip-

ment, General Intangibles, Fixtures and

Inventory, as those terms are defined in

the Uniform Commercial Code of the

Published in the

Paynesville Press

July 20, 27, August 3, 10, 17, 24, 2016 574125

NOTICE OF MORTGAGE

FORECLOSURE SALE

State where the Property is located).

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORT-

GAGE: None Dated: July 19, 2016 FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") Mortgagee THE ACADEMY LAW GROUP, P.A. By: /s/ Rebecca F. Schiller, Esq. N. Kibongni 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 AF-FECTED 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 MORT-

GAGE IDENTIFICATION NUMBER ON MORTGAGE: NONE LENDER OR BROKER AND MORT-

GAGE ORIGINATOR STATED ON MORTGAGE:

Columbia National Incorporated RESIDENTIAL MORTGAGE SER-

VICER: Bank of America, N.A. MORTGAGED PROPERTY AD-DRESS: 331 North 20th Avenue, Saint Cloud, MN 56303

TAX PARCEL I.D. #: 82.44366.0000 LEGAL DESCRIPTION OF PROP-ERTY:

Lot 6, Block 2, in Bell and Smith's Addition to the City of St. Cloud

COUNTY IN WHICH PROPERTY IS

DATE AND PLACE OF RECORD-ING: 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 MORT-

GAGE IDENTIFICATION NUMBER ON MORTGAGE: 100059012560232558 LENDER OR BROKER AND MORT-

GAGE ORIGINATOR STATED ON MORTGAGE: NBank, N.A.

RESIDENTIAL MORTGAGE SER-VICER: CitiMortgage, Inc. MORTGAGED PROPERTY AD-

DRESS: 2925 Crescent Ridge Trail, Saint Cloud, MN 56301

TAX PARCEL I.D. #: 82.45772.0241 LEGAL DESCRIPTION OF PROP-ERTY

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 Mortgagee/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 attor-neys' 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 as signs unless reduced to Five (5) weeks

under MN Stat. §580.07. TIME AND DATE TO VACATE PROP-ERTY: 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 mort-gage 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

September 29, 2016 at 10:00 AM PLACE OF SALE: Sheriff's Office, aw 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 un-less reduced to Five (5) weeks under MN Stat. §580.07.

TIME AND DATE TO VACATE PROP-ERTY: 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 MORT-GAGE: None

"THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORT-GAGOR, THE MORTGAGOR'S PER-SONAL REPRESENTATIVES OR AS-SIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STAT-UTES, SECTION 582.032, DETER-MINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDEN-TIAL 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

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 re-corded 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, par-allel 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, Town-ship 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 27,1991, and recorded January 13, 1992, as Document Number 709839, in the Stearns County Recorders Of-

fice. 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 thereof to its intersec13-092675

THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AF-FECTED 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: \$99,600.00

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

MORTGAGEE: Cendant Mortgage Corporation LENDER OR BROKER AND MORT-

GAGE ORIGINATOR STATED ON THE MORTGAGE:

Cendant Mortgage Corporation SERVICER.

PHH Mortgage Corporation DATE AND PLACE OF FILING: Filed March 22, 2001, Stearns County Recorder, as Document Number 961538 ASSIGNMENTS OF MORTGAGE:

Assigned to: Bishops Gate Residential Mortgage Trust: thereafter assigned to U.S. Bank National Association Trustee. successor in interest to Bank One. National Association, as Trustee for FNT Mortgage-Backed Pass-Through Certificates, Series FNT 2001-4; thereafter assigned to U.S. Bank National Association, as trustee, successor in interest to Bank One, National Asso-ciation, as Trustee for CSFBMSC FNT Mortgage-Backed Pass-Through Certificates Series FNT 2001-4 through Finding of Fact, Conclusions of Law, Order for Judgment and Judgment dated September 3, 2015 recorded October 13, 2015 as document number A1454190.

LEGAL DESCRIPTION OF PROP-ERTY: Lot One (1), in Block One (1) of Backes Third Addition, Village of Cold Spring PROPERTY ADDRESS:

900 Main St, Cold Spring, MN 56320 PROPERTY IDENTIFICATION NUM-BER: 48.29180.0000

COUNTY IN WHICH PROPERTY IS

LOCATED: Stearns THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$114,896.32

THAT all pre-foreclosure requirements have been complied with; that no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof; PURSUANT, to the power of sale

contained in said mortgage, the above described property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE: September 21, 2016, 10:00 am

PLACE OF SALE: Sheriff's Main Office, Civil Division, Room S136. Law Enforcement Center, 807 Courthouse, St. Cloud, MN 56302

to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursenents, including attorneys fees allowed by law, subject to redemption within 6 months from the date of said sale by the mortgagor(s) the personal representatives or assigns.

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 7, 2016, 10:00 am

PLACE OF SALE: Sheriff's Main Of-fice, Civil Division, Room S136, Law Enforcement Center, 807 Courthouse, St. Cloud, MN 56302

to pay the debt 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) the personal representatives or assigns. TIME AND DATE TO VACATE PROP-

ERTY: 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 7, 2017, or the next business day if March 7, 2017 falls on a Saturday, Sun-

day or legal holiday. "THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES SEC-TION 582.032 DETERMINING, AMONG OTHER THINGS. THAT THE MORT-GAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTUR-AL PRODUCTION, AND ARE ABAN-DONED.

Dated: July 13, 2016 Federal National Mortgage Association ("Fannie Mae") Assignee of Mortgagee SHAPIRO & ZIELKE, LLP BY /s/ Lawrence P. Zielke - 152559 Diane F. Mach - 273788 Melissa L. B. Porter - 0337778 Randolph W. Dawdy - 2160X Gary J. Evers - 0134764 Tracy J. Halliday - 034610X Attorneys for Mortgagee 12550 West Frontage Road, Suite 200 Burnsville, MN 55337 (952) 831-4060 THIS IS A COMMUNICATION FROM A DEBT COLLECTOR Published in the Paynesville Press July 20, 27, August 3, 10, 17, 24, 2016 573205

#### 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 AF-FECTED BY THIS ACTION. NOTICE IS HEREBY GIVEN, that de-

fault has occurred in conditions of the following described mortgage:

SHAPIRO & ZIELKE, LLP

Diane F. Mach - 273788

Lawrence P. Zielke - 152559

Melissa L. B. Porter - 0337778

Attorneys for Mortgagee 12550 West Frontage Road, Ste. 200

THIS IS A COMMUNICATION FROM

Published in the

Paynesville Press

February 17, 24, March 2, 9, 16, 23, 2016 **NOTICE OF POSTPONEMENT** 

OF MORTGAGE

FORECLOSURE SALE

uled for April 6, 2016, at 10:00 AM, has

been postponed to May 11, 2016, at 10:00 AM, and will be held at Civil Di-

vision, Room S136, Law Enforcement Center, 807 Courthouse, St. Cloud, MN

under Minnesota Statute 580.30 or the

property is redeemed under Minnesota

Statute 580.23 the property must be

vacated by November 11, 2016. If this

date falls on a Saturday, Sunday or le-

gal holiday, the date to vacate will be the next business day at 11:59 p.m.

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Dated: March 31, 2016. PINGORA LOAN SERVICING, LLC

Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP

Diane F. Mach - 273788

Gary J. Evers - 0134764

Burnsville, MN 55337

(952) 831-4060

13-094598

Lawrence P. Zielke - 152559

Melissa L. B. Porter - 0337778

Randolph W. Dawdy - 2160X

Tracy J. Halliday - 034610X

12550 West Frontage Road, Suite 200

Attorney for Assignee of Mortgagee

Published in the

Paynesville Press

April 6, 2016

NOTICE OF POSTPONEMENT OF MORTGAGE

FORECLOSURE SALE

The above referenced sale sched-uled for May 11, 2016, at 10:00 AM,

has been postponed to July 13, 2016, at 10:00 AM, and will be held at Civil Di-

vision, Room S136, Law Enforcemen

56302, said County and State.

Center, 807 Courthouse, St. Cloud, MN

Unless the mortgage is reinstated under Minnesota Statute 580.30 or the

property is redeemed under Minnesota Statute 580.23 the property must be

vacated by January 13, 2017. If this

date falls on a Saturday, Sunday or le-

gal holiday, the date to vacate will be

the next business day at 11:59 p.m. THIS IS A COMMUNICATION FROM

PINGORA LOAN SERVICING, LLC

A DEBT COLLECTOR.

Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP

Diane F. Mach - 273788

Lawrence P. Zielke - 152559

Melissa L. B. Porter - 0337778

12550 West Frontage Road, Suite 200 Burnsville, MN 55337

Attorney for Assignee of Mortgagee

Published in the

Paynesville Press

May 18, 2016 NOTICE OF POSTPONEMENT

OF MORTGAGE FORECLOSURE SALE

uled for July 13, 2016, at 10:00 AM, has

been postponed to August 17, 2016, at

10:00 AM, and will be held at Civil Di-

vision, Room S136, Law Enforcement

Center, 807 Courthouse, St. Cloud, MN

under Minnesota Statute 580.30 or the

property is redeemed under Minnesota

Statute 580.23 the property must be vacated by February 17, 2017. If this

date falls on a Saturday, Sunday or le-gal holiday, the date to vacate will be

56302, said County and State.

s the n

The above referenced sale sched-

Randolph W. Dawdy - 2160X

Gary J. Evers - 0134764 Tracy J. Halliday - 034610X

(952) 831-4060

13-094598

Dated: May 11, 2016.

Unless the mortgage is reinstated

56302, said County and State.

The above referenced sale sched-

Randolph W. Dawdy - 2160X

Gary J. Evers - 0134764 Tracy J. Halliday - 034610X

Burnsville, MN 55337 (952) 831-4060

A DEBT COLLECTOR

BY /s/

## 🛣 Public Notices

DATE OF MORTGAGE: April 23, 2015

MORTGAGOR: Clifford Lerov Reade Jr., a married man, joined by his wife, Julie Reade non titled spouse joining as to marital and/or homestead rights only, husband and wife. MORTGAGEE: Mortgage Electronic

Registration Systems, Inc., as nominee for Freedom Mortgage Corporation

DATE AND PLACE OF RECORDING: Recorded May 21, 2015 Stearns County Recorder, Document No. A1443806. ASSIGNMENTS OF MORTGAGE: Assigned to: Freedom Mortgage Corporation Dated June 16, 2016 Recorded July 15, 2016, as Document No.

A1472773. TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc. TRANSACTION AGENT'S MORT-

GAGE IDENTIFICATION NUMBER ON MORTGAGE: 100073000905881611

LENDER OR BROKER AND MORT-GAGE ORIGINATOR STATED ON MORTGAGE:

Freedom Mortgage Corporation RESIDENTIAL MORTGAGE SER-VICER: Freedom Mortgage Corporation MORTGAGED PROPERTY AD-DRESS

520 Roe Street, Brooten, MN 56316 TAX PARCEL I.D. #: 46283280000 LEGAL DESCRIPTION OF PROP-ERTY:

The West 15 feet of Lot 2 and the East 50 feet of Lot 3. all in Block 2 of Park Addition to Brooten, according to the map or plat thereof on file of record in the Office of the County Recorder, in and for Stearns County, Minnesota COUNTY IN WHICH PROPERTY IS

LOCATED: Stearns ORIGINAL PRINCIPAL AMOUNT OF

MORTGAGE: \$100,753.00 AMOUNT DUE AND CLAIMED TO

BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$102,084.09

That prior to the commencement of this mortgage foreclosure proceeding Mortgagee/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 attornevs' 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 PROP-ERTY: 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 mort-gage 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 MORT-GAGE: None

"THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORT-GAGOR, THE MORTGAGOR'S PER-SONAL REPRESENTATIVES OR AS-SIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STAT-UTES, SECTION 582.032, DETER-MINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES OVED WITH A RESIDEN MPR TIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED." Dated: July 28, 2016 Freedom Mortgage Corporation 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 . 46-16-004893 FC THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. Published in the Paynesville Press August 10, 17, 24, 31, September 7, 14, 2016 582613

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 6, 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 dis-bursements, 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 PROP-ERTY: If the real estate is an owner-oc-cupied, 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 6, 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 MORT-

GAGE: None "THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORT-GAGOR, THE MORTGAGOR'S PER-SONAL REPRESENTATIVES OR AS SIGNS. MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STAT-UTES, SECTION 582.032, DETER-MINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDEN-TIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: July 1, 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 19-16-004553 FC

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. Published in the Paynesville Press

July 13, 20, 27, August 3, 10, 17, 2016 571957

#### NOTICE OF MORTGAGE FORECLOSURE SALE 15-102312

THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AF-FECTED BY THIS ACTION. NOTICE IS HEREBY GIVEN, that de-

fault has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE: September 29, 2014 ORIGINAL PRINCIPAL AMOUNT OF

MORTGAGE: \$94,897.00 MORTGAGOR(S):

Robert J. Sand, unmarried man MORTGAGEE: Mortgage Electronic egistration Systems, Inc. TRANSACTION AGENT: Mortgage

Electronic Registration Systems, Inc. MIN#: 1011283-0001100262-0 LENDER OR BROKER AND MORT-

GAGE ORIGINATOR STATED ON THE MORTGAGE: Central Minnesota Credit Union

SERVICER

PHH Mortgage Corporation DATE AND PLACE OF FILING: Filed October 2, 2014, Stearns is not reinstated under section 580.30 or the property is not redeemed under section 580.23. is 11:59 p.m. on March 21, 2017, or the next business day if March 21, 2017 falls on a Saturday

Sunday or legal holiday. "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 SEC TION 582.032 DETERMINING, AMONG OTHER THINGS, THAT THE MORT-GAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTUR-AL PRODUCTION, AND ARE ABAN-DONED.

Dated: July 27, 2016 PHH MORTGAGE CORPORATION Assignee of Mortgagee SHAPIRO & ZIELKE, LLP BY /s/ Lawrence P. Zielke - 152559 Diane F. Mach - 273788 Melissa L. B. Porter - 0337778 Randolph W. Dawdy - 2160X Gary J. Evers - 0134764 Tracy J. Halliday - 034610X Attorneys for Mortgagee 12550 West Frontage Road, Suite 200 Burnsville, MN 55337 (952) 831-4060 THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

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

#### 578386 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 AF-FECTED BY THIS ACTION. NOTICE IS HEREBY GIVEN, that de-

fault has occurred in conditions of the following described mortgage: DATE OF MORTGAGE:

May 16, 2005

MORTGAGOR: Eric H Sandrock and Kimberly Ann Sandrock, Husband and Wife Bradley R Ireland and Barbara Jean Ireland, Husband and Wife.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc. as nominee for U.S. Bank N.A. its successors and assigns

DATE AND PLACE OF RECORDING: Recorded May 31, 2005 Stearns County Recorder, Document No. 1154819. ASSIGNMENTS OF MORTGAGE: As signed to: U.S. Bank National Association. Dated July 29, 2013 Recorded August 14, 2013, as Document No. A1405340.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc. TRANSACTION AGENT'S MORT GAGE IDENTIFICATION NUMBER ON

MORTGAGE: 100021278918608717 LENDER OR BROKER AND MORT-GAGE ORIGINATOR STATED ON

MORTGAGE: U.S. Bank N.A. RESIDENTIAL MORTGAGE SER-VICER: U.S. Bank National Association MORTGAGED PROPERTY AD-DRESS: 211 3rd Avenue South, Saint

Cloud, MN 56301 TAX PARCEL I.D. #: 82.51585.0000 LEGAL DESCRIPTION OF PROP ERTY:

The North Half of Lot 8, and the South Half of Lot 9, in Block lettered 'L" in the Town (now City) of St. Cloud, according to the plat and survey there-of made by John L. Wilson, Stearns County, Minnesota

COUNTY IN WHICH PROPERTY IS LOCATED: Stearns

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$192,500.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$209.806.73

That prior to the commencement of this mortgage foreclosure proceeding Mortgagee/Assignee of Mortgagee 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 AF-FECTED BY THIS ACTION.

NOTICE IS HEREBY GIVEN: That default has occurred in the conditions

of the following described mortgage: DATE OF MORTGAGE:

April 21, 2010 ORIGINAL PRINCIPAL AMOUNT OF ORTGAGE: \$115,181.00

MORTGAGOR(S): Jerome A. Schief-fer and Mary F. Duggan AKA Mary F. Schieffer, Husband and Wife as Joint Tenants MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Rescue Mortgage, Inc. DBA Mort-

gage Depot, a Corporation TRANSACTION AGENT: Mortgage Electronic Registration Syste MIN#: 1002489-0000004346-4

SERVICER: Rushmore Loan Man agement Services, LLC

LENDER: Rescue Mortgage, Inc. DBA Mortgage Depot, a Corporation . DATE AND PLACE OF FILING:

Stearns County Minnesota, Recorder, on May 3, 2010, as Document No.

A1314599 ASSIGNED TO:

Bank of America, N.A., Successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP dated September 28, 2011 and recorded October 11, 2011

by Document No. A1352415 Secretary of Housing and Urban Development dated December 8, 2014 and recorded October 7, 2015 by Document No. A1453846 GCAT 2014-4, LLC, c/o Rushmore

Loan Management Services dated January 28, 2015 and recorded January 4, 2016 by Document No. A1459487

WILMINGTON SAVINGS FUND SO CIETY, FSB, doing business as CHRIS-

TIANA TRUST, not in its individual capacity but solely as Trustee for BCAT 2014-4TT Dated: July 26, 2015 and recorded January 4, 2016 by Document

No. A1459594. LEGAL DESCRIPTION OF PROP-ERTY:

Lot 41, in Auditor's Subdivision No. 5, being a part of the West Half of Section 2, and the East Half of Section 3,

and the Northwest Quarter of Section Township 125, Range 32, Stearns County, Minnesota, PROPERTY ADDRESS: 203 2ND

ST NE, FREEPORT, MN 56331 PROPERTY I.D: 54.32077.0000

COUNTY IN WHICH PROPERTY IS LOCATED: Stearns

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: One Hundred Fifty-Nine Thousand Five Hundred Thirty-One and 67/100 (\$159,531.67)

THAT no action or proceeding has been instituted at law to recover the debt secured by said mortgage, or any part thereof; that there has been compliance with all pre-foreclosure notice and acceleration requirements of said mortgage, and/or applicable statutes;

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: 10:00 AM on September 1, 2016

PLACE OF SALE: Stearns County Sheriff, Law Enforcement Center, Room S136 Civil Division, 807 Courthouse Square, St. Cloud, MN 56303 to pay the debt then secured by said mortgage and taxes, if any actually paid by the mortgagee, on the premises and he costs and disbursements allowed by law. The time allowed by law for redemption by said mortgagor(s), their personal representatives or assigns is 6.00 months from the date of sale. If Mortgage is not reinstated under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on March 2017, or the next business day if March falls on a Saturday, Sunday or 1, 2017

NUMBER: 82.51014.0000 TRANSACTION AGENT'S MORT-GAGE IDENTIFICATION NUMBER: None

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 28, 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 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 PROP-ERTY: 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 28, 2017.

THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORT-GAGOR. THE MORTGAGOR'S PER-SONAL REPRESENTATIVES OR AS-SIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STAT-UTES. SECTION 582.032. DETER-MINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDEN-TIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED. MORTGAGOR(S) RELEASED FROM

FINANCIAL OBLIGATION ON MORT-

Dated: August 5, 2016 WELLS FARGO BANK, N.A.

Rebecca F. Schiller, Esg.

\*Curt N. Trisko, Esq.\* Samuel R. Coleman, Esq.

25 North Dale Street St. Paul, MN 55102

DEBT COLLECTOR.

(651) 209-9760 (16-0227-FC01)

13-094598

Mortgagee THE ACADEMY LAW GROUP, P.A.

N. Kibongni Fondungallah, Esq.

Attorneys for Mortgagee The Academy Professional Building

THIS IS A COMMUNICATION FROM A

Published in the

Paynesville Press August 10, 17, 24, 31, September 7, 14, 2016 582294

Postponements

NOTICE OF MORTGAGE

FORECLOSURE SALE

THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE

TIME PROVIDED BY LAW IS NOT AF-

NOTICE IS HEREBY GIVEN, that de-

DATE OF MORTGAGE: May 8, 2008 ORIGINAL PRINCIPAL AMOUNT OF

ORTGAGE: \$120,785.00 MORTGAGOR(S): Pamela J. Willen-

bring, an unmarried woman MORTGAGEE: Mortgage Electronic

Electronic Registration Systems, Inc.

MIN# 100020000450776665

TRANSACTION AGENT: Mortgage

LENDER OR BROKER AND MORT-

fault has occurred in the conditions of the following described mortgage:

FECTED BY THIS ACTION.

Registration Systems, Inc

THE RIGHT TO VERIFICATION OF

GAGE: None

By: /s/

#### 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 AF-FECTED BY THIS ACTION. NOTICE IS HEREBY GIVEN, that de-

fault has occurred in conditions of the following described mortgage: DATE OF MORTGAGE:

December 21, 2007 MORTGAGOR: Trace V Roller and

Joyce A Roller, husband and wife. MORTGAGEE: Mortgage Electronic Registration Systems, Inc. as nominee for Bremer Bank. National Association its successors and assigns. DATE AND PLACE OF RECORD-

ING: Recorded December 28, 2007 Stearns County Recorder, Document No. 1247145.

ASSIGNMENTS OF MORTGAGE: Assigned to: U.S. Bank National Association. Dated July 10, 2013 Recorded July 17, 2013, as Document No. A1403004.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT'S MORT-GAGE IDENTIFICATION NUMBER ON MORTGAGE: 100073981406500513 LENDER OR BROKER AND MORT-

GAGE ORIGINATOR STATED ON MORTGAGE: Bremer Bank, National Association

RESIDENTIAL MORTGAGE SER-VICER: U.S. Bank National Association

MORTGAGED PROPERTY AD-DRESS: 716 Falcon Court, Sartell, MN 56377

TAX PARCEL I.D. #: 92.57115.0240 LEGAL DESCRIPTION OF PROP-ERTY

Lot Seventeen (17), Block Three (3), The Wilds, Stearns County, Minnesota COUNTY IN WHICH PROPERTY IS

LOCATED: Stearns ORIGINAL PRINCIPAL AMOUNT OF

MORTGAGE: \$336,000.00 AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$322,271.94

That prior to the commencement of this mortgage foreclosure proceeding Mortgagee/Assignee of Mortgagee complied with all notice requirements as required by statute; That no action

County Recorder, as Document Number A1430047

ASSIGNMENTS OF MORTGAGE: Assigned to: PHH Mortgage Corpo-

LEGAL DESCRIPTION OF PROP-ERTY:

Lot numbered Two (2) and Lot lettered I and the Easterly 2/3 of Lot Three (3) and of Lot lettered H of Theisen's Subdivision of and addition to Block 4 in the Original Townsite of Albany.

More particularly described as: Lot Two (2) and Lot Lettered "I" of Theisen's Subdivision of and Addition

to Block No. 4, in the Original Townsite of Albany. AND ALSO:

Lot Three (3) and Lot Lettered "H" of

Theisen's Subdivision of and Addition to Block No. 4, in the Original Townsite of Albany.

LESS AND EXCEPT:

That part of Lot Three (3) and Lot " of Theisen's Subdivision of and Addition to Block No. 4, in the Origi-nal Townsite of Albany, described as follows: Beginning at the Southwest corner of said Lot Three (3); thence Southeasterly along the most Southerly boundary of said Lot Three (3) a distance of 16.67 feet; thence in a Northeasterly direction on a line paral-lel with the most Westerly boundary of said Lot Three (3) and Lot "H" to a point on the most Northerly boundary of Lot "H"; thence in a Northwesterly direction 16.67 feet to the Northwestern corner of said Lot "H"; thence in a Southwesterly direction along the most Westerly boundary of Lot "H" and of Lot Three (3) to the point of beginning and there terminating. PROPERTY ADDRESS:

511 Lake Ave, Albany, MN 56307 PROPERTY IDENTIFICATION NUM-BER: 40.25421.0000

COUNTY IN WHICH PROPERTY IS

LOCATED: Stearns THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$93,678.61

THAT all pre-foreclosure requirements have been complied with; that no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof

PURSUANT, to the power of sale contained in said mortgage, the above described property will be sold by the Sheriff of said county as follows: DATE AND TIME OF SALE:

September 21, 2016, 10:00 am PLACE OF SALE: Sheriff's Main Office, Civil Division, Room S136, Law Enforcement Center, 807 Courthouse, St. Cloud, MN 56302

to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorneys fees al-lowed by law, subject to redemption within 6 months from the date of said sale by the mortgagor(s) the personal representatives or assigns. TIME AND DATE TO VACATE PROP-

ERTY: 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 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 15, 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 six (6) months from the date within 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 PROP-ERTY: 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 mort-gage is not reinstated under section 580.30 or the property is not redeemed under section 580.23 is 11:59 p.m. on March 15, 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 veeks under MN Stat. Secs. 580.07 or 582.032.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORT-GAGE: None

"THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORT-GAGOR, THE MORTGAGOR'S PER-SONAL REPRESENTATIVES OR AS-SIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STAT-UTES, SECTION 582.032, DETER-MINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDEN-TIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.<sup>3</sup>

Dated: July 12, 2016 U.S. Bank National Association Mortgagee/Assignee of Mortgagee USSET, WEINGARDEN AND LIEBO, PL.L.P. Attorneys for Mortgagee/ Assignee of Mortgagee 4500 Park Glen Road #300 Minneapolis, MN 55416 (952) 925-6888 19-16-004686 FC THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. Published in the Paynesville Press

July 20, 27, August 3, 10, 17, 24, 2016 574537

legal holiday. "THE TIME ALLOWED BY LAW

FOR REDEMPTION BY THE MORT-GAGOR, THE MORTGAGOR'S PER-SONAL REPRESENTATIVES OR AS-SIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STAT-UTES, SECTION 582.032, DETER-MINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDEN-TIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED."

Dated: July 13, 2016 WILMINGTON SAVINGS FUND SOCI-ETY, FSB, doing business as CHRIS-TIANA TRUST, not in its individual capacity but solely as Trustee for BCAT 2014-4TT

Randall S. Miller & Associates, PLLC Attorneys for Assignee of Mortgage/ Mortgagee Canadian Pacific Plaza, 120 South Sixth Street, Suite 2050

Minneapolis, MN 55402 Phone: 952-232-0052 Our File No. 16MN00095-1 THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. Published in the Paynesville Press

July 13, 20, 27, August 3, 10, 17, 2016 570167

#### 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 AF-FECTED BY THIS ACTION. NOTICE IS HEREBY GIVEN: That

default has occurred in the conditions of the following described mortgage: MORTGAGOR(S): Christopher S.

Tinklenberg, a single person MORTGAGEE:

Wells Fargo Bank, N.A. ASSIGNMENTS OF MORTGAGE:

original to: None. ORIGINAL PRINCIPAL AMOUNT OF

MORTGAGE: \$103,098.00 DATE OF MORTGAGE:

August 9, 2013

DATE AND PLACE OF FILING: Recorded on August 15, 2013 and memorialized upon Certificate of Title No. 8424 as Document Number T38488 in the Office of the County Registrar of Titles of Stearns County, Minnesota.

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$104,781.01 LEGAL DESCRIPTION OF PROPER-

TY: Lot Five (5) Block Two (2) Sprucewood, Stearns County, Minnesota. REGISTERED PROPERTY STREET ADDRESS OF PROPERTY: 1623 CLEARWATER ROAD, SAINT

CLOUD, MN 56301 COUNTY IN WHICH PROPERTY IS LOCATED: Stearns County, Minnesota

TRANSACTION AGENT: None NAME OF MORTGAGE ORIGINA-TOR: Wells Fargo Bank, N.A. RESIDENTIAL SERVICER: Wells Fargo Bank, N.A. TAX PARCEL IDENTIFICATION TAX

GAGE ORIGINATOR STATED ON THE MORTGAGE: PHH Home Loans, LLC d/b/a Burnet Home Loans SERVICER:

PHH Mortgage Corporation DATE AND PLACE OF FILING: Filed December 16, 2008, Stearns County Recorder, as Document Number 1274207, thereafter modified by Loan Modification Agreement dated Decem-ber 2, 2014 recorded February 2, 2015 as document number A1437040

ASSIGNMENTS OF MORTGAGE: Assigned to: PHH Mortgage Corporation; thereafter assigned to Pingora Loan Servicing, LLC.

LEGAL DESCRIPTION OF PROP-ERTY:

Lot 4, Block 1, Elm Park Addition PROPERTY ADDRESS: 1209 9th Ave N., Saint Cloud, MN 56303

PROPERTY IDENTIFICATION NUM-BER: 82.46647.0000

COUNTY IN WHICH PROPERTY IS LOCATED: Stearns

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$112,301.10

THAT all pre-foreclosure require-ments have been complied with; that no action or proceeding has been insti-tuted 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:

April 6, 2016, 10:00 am PLACE OF SALE: Sheriff's Main Office, Civil Division, Room S136, Law Enforcement Center, 807 Courthouse, St. Cloud, MN 56302

to pay the debt 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) the personal representatives or assigns

TIME AND DATE TO VACATE PROP-ERTY: 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 October 6, 2016, or the next business day if October 6, 2016 falls on a Saturday, Sunday or legal holiday.

"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 SEC-TION 582.032 DETERMINING, AMONG OTHER THINGS, THAT THE MORT-GAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTUR-AL PRODUCTION, AND ARE ABAN-DONED.

Dated: February 10, 2016 PINGORA LOAN SERVICING, LLC Assignee of Mortgagee

the next business day at 11:59 p.m. THIS IS A COMMUNICATION FROM DEBT COLLECTOR. Dated: July 13, 2016. PINGORA LOAN SERVICING, LLC Assignee of Mortgagee SHAPIRO & ZIELKE, LLP By /s/ Lawrence P. Zielke - 152559 Diane F. Mach - 273788 Melissa L. B. Porter - 0337778 Randolph W. Dawdy - 2160X Gary J. Evers - 0134764 Tracy J. Halliday - 034610X 12550 West Frontage Road, Suite 200 Burnsville, MN 55337 (952) 831-4060 13-094598 Attorney for Assignee of Mortgagee Published in the Paynesville Press

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## **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, Brooten, 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 Wuertz, President North Fork Crow River Watershed District Dated: July 18th, 2016

Income		
Watershed District L	evy \$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	
Та	ra 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 REGARD-ING MORTGAGE TO BE FORE-CLOSED

Date of Mortgage: May 6, 2010
 Mortgagors: Dustin Utsch, a single person

3. Mortgagees: Central Minnesota Federal Credit Union

4. Recording Information: **Record**ed 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 content of the data of

assigns is **6 months** after the date of sale. 17. Minn. Stat. 580.04(b) provides, "If the real estate is an owneroccupied, 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 MORT-GAGOR, 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 Statues 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.

2. Mortgagors: Joseph R. Wojtanowitz, a single adult 3. Mortgagees: The First Na-

tional Bank of Cold Spring n/k/a Granite Community Bank

4. Recording Information: **Re**corded 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 num-

ber of the mortgaged premises: 70.38863.0000 7. Legal description of the mort-

gaged 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,

# der as defined in Minn. Stat. 58.02, is/are: occupied, single-family dwelling, the The First National Bank Of Cold notice must also specify the date on any: Spring n/k/a Granite Community or before which the mortgagor must Bank vacate the property if the mortgage is

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 MORT-GAGOR, 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 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 1<sup>st</sup>, 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 16<sup>th</sup>, 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 2500 CREW CAB 2016 RAM 1500 6.7L Diesel, 5th Wheel Prep, Wheel to **CREW CAB BIGHORN** Wheel Side Steps, Back Up Camera, Hemi, Back Up Camera, Dual Exhaust, **Trailer Brake Control, Spray In Bedliner!** Trailer Tow Package, 8.4" Radio! WAS \$53,625 WAS \$36,520 NOW \$44,602 NOW \$34,999 SUMMER 2016 RAM 2500 CREW CAB 2016 RAM 1500 6.4L Gas Engine, 5th Wheel Prep, Back Clearance **QUAD CAB BIGHORN Up Camera, Trailer Brake Control!** 8.4" Radio, 3.6L V6 Engine, Bucket WAS \$44,460 Seats, Back Up Camera, Remote Start! VFNT WAS \$42,790 NOW \$35.51° NOW \$33,314 2016 RAM 2500 2016 DODGE CHARGER SXT AWD 2016 CHRYSLER 200 LIMITED 2016 RAM 1500 **CREW CAB LARAMIE** 8.4" Radio, Back Up Camera, Push 8.4" Radio, Push Button Start, Premium **CREW CAB BIGHORN Cooled Seats, Navigation, Memory** Button Start, 36 MPG! Surround Sount, Dual Exhaust, Heated Seats, Back Up Camera, Tons of Extras, Hemi, Back Up Camera, Dual Exhaust, WAS \$26,280 **Fully Loaded!** Trailer Tow Package, 8.4" Radio, Seats, Loaded! **Chrome Body Side Moldings, Trailer** WAS \$56,170 NOW \$19,999 WAS \$32,990 **Brake Control!** NOW \$45,786\* NOW \$26,87/ WAS \$47,195 NOW \$35,780\* 2016 JEEP GRAND 2016 JEEP CHEROKEE 2017 CHRYSLER PACIFICA LX **CHEROKEE 75TH ANNIV.** Back Up Camera, Second Row Bucket Touch Screen Radio, USB Ports, Halogen 2016 DODGE JOURNEY SE FWD 8.4" Radio, Power Sunroof, Power Lift-Headlights, LED Tail Light Seats, Touch Screen Radio, Power Seat, Touch Screen Radio, Push Button Start, gate, Back Up Camera, Rear Park Assist, Alluminum Wheels **Tinted Glass, Dual Climate Zone** WAS \$24,390 **Heated Seats & Steering, Custom Wheels** WAS \$29,590 WAS \$21,990 WAS \$40,060 NOW \$19,499 NOW \$26,499 NOW \$16,999\* NOW \$36,655\* SALES HOURS: SERVICE HOURS: PARTS HOURS: M-F: 7 a.m.-6 p.m. • Sat.: 7 a.m.-1 p.m. M-F: 9 a.m.-7 p.m. • Sat.: 8 a.m.-4 p.m. M-F: 8 a.m.-5 p.m. RAM CHRYSLER · DODGE · JEEP · RAM \* All Rebates and Discounts To Dealer. All Rebates Subject To Change Without Notice. See Dealer For Complete Details

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