

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)



650 3rd Ave. S, Suite 1300 | Minneapolis, MN | 55488

Terri Swanson, being first duly sworn, on oath states as follows:

1. (S)He is and during all times herein stated has been an employee of the Star Tribune Media Company LLC, a Delaware limited liability company with offices at 650 Third Ave. S., Suite 1300, Minneapolis, Minnesota 55488, or the publisher's designated agent. I have personal knowledge of the facts stated in this Affidavit, which is made pursuant to Minnesota Statutes §331A.07.
2. The newspaper has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statutes §331A.02.
3. The dates of the month and the year and day of the week upon which the public notice attached/copied below was published in the newspaper are as follows:

<u>Dates of Publication</u>	<u>Advertiser</u>	<u>Account #</u>	<u>Order #</u>
StarTribune 08/23/2022	DAKOTA COUNTY COMMUNITY DEVELOPM	1000368678	433962

4. The publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to § 331A.06, is as follows: **\$291.20**

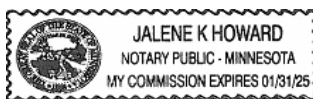
5. Mortgage Foreclosure Notices. Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notices: The newspaper's known office of issue is located in Hennepin County. The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

FURTHER YOUR AFFIANT SAITH NOT.

Terri Swanson

Subscribed and sworn to before me on: 08/23/2022

Jalene K. Howard



Notary Public

Advertiser:

Agency:

Section-Page-Zone(s):

Description:

0000433962-01

N/A

1 Col x 4.53 in

0

Ad Number:

Insertion Number:

Size:

Color Type:

Dakota County Community Developme...

N/A

D-3-A11

NOTICE TO ANNOUNCE START OF PUBLI...

StarTribune

Business

Tuesday, August 23, 2022

CLASSIFIEDS + PUBLIC NOTICES

STARTRIBUNE.COM/CLASSIFIEDS • 612.673.7000 • 800.927.9233

General Policies

Review your ad on the first day of publication. If there are no changes, notify us immediately. We will make changes for errors and adjust your bill, but only if we receive notice on the first day the ad is published. We limit our liability in this way, and we do not accept liability for any other damages which may result from error or omission in or of an ad. All ad copy must be approved by the newspaper, which reserves the right to request changes, reject or properly classify an ad. The advertiser, and not the newspaper, is responsible for the truthful content of the ad. Advertising is also subject to credit approval.

The fastest way to reach the largest audience.

Send your stuff quickly in the Star Tribune Classifieds. It's simply the best way to reach the largest audience in the Twin Cities. To place an ad, call 612.673.7000, fax 612.673.4884 or go to startribune.com/placeads.



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.

DATE OF MORTGAGE: October 26, 2016

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$205,000.00

MORTGAGOR(S): Thomas Lee, unmarried man

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans

DATE AND PLACE OF FILING: Recorded on November 8, 2016 as Document Number A1329252 in the Office of the County Recorder of Wright County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: Freedom Mortgage Corporation by assignment recorded on June 28, 2022 as Document Number A1510842 in the Office of the County Recorder of Wright County, Minnesota.

LEGAL DESCRIPTION OF PROPERTY: Lot 13, Block 1, River Forest 2nd Addition, Wright County, Minnesota.

STREET ADDRESS OF PROPERTY: 9322 RIVER FOREST DR, MONTICELLO, MN 55362

COUNTY IN WHICH PROPERTY IS LOCATED: Wright County, Minnesota.

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$215,853.14

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

NAME OF MORTGAGE ORIGINATOR: Mortgage Research Center, LLC dba Veterans United Home Loans

RESIDENTIAL SERVICER: Freedom Mortgage Corporation

TAX PARCEL IDENTIFICATION NUMBER: 155126001130

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: 1003502-9100670220-2

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: October 11, 2022 at 10:00 AM.

PLACE OF SALE: Wright County Sheriff's Office, 3800 Braddock Ave. NE, Buffalo, MN 55313, 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 mortgageor(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, unless the time for redemption is reduced by judicial order, you must vacate the premises by 11:59 p.m. on April 11, 2023.

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: Thomas Lee

Dated: August 18, 2022

FREEDOM MORTGAGE CORPORATION

Mortgage

TROTT LAW, P.C.

By: /s/ N. Kibongiri Fondungallah, Esq., Samuel R. Coleman, Esq., Sung Woo Hong, Esq., Attorneys for Mortgagee

25 Dale Street North St. Paul, MN 55102 (651) 209-9760 (22-0917-FC01)

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. 8/23, 8/30, 9/6, 9/13, 9/20, 9/27/22 Star Tribune

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.

DATE OF MORTGAGE: December 11, 2020

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$124,450.00

MORTGAGOR(S): Colleen O'Hara, a single woman

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Fairway Independent Mortgage Corporation

DATE AND PLACE OF FILING: Recorded on July 5, 2016 as Document Number A1318697 in the Office of the County Recorder of Wright County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: Wells Fargo Bank, N.A. by assignment recorded on April 13, 2020 as Document Number A1423440 in the Office of the County Recorder of Wright County, Minnesota.

LEGAL DESCRIPTION OF PROPERTY: Lot 8, Block 2, Esterly Oaks, Wright County, Minnesota.

STREET ADDRESS OF PROPERTY: 1386 ESTERLY OAKS DRIVE, HANOVER, MN 55341

COUNTY IN WHICH PROPERTY IS LOCATED: Wright County, Minnesota.

Legal Notices

NOTICE TO ANNOUNCE START OF PUBLIC COMMENT PERIOD

This notice is to announce a minimum fifteen-day (15) public comment period beginning August 24, 2022, for the Dakota County Consortium Consolidated Annual Performance and Evaluation Report (CAPER) for Program Year 2021. The public comment period provides an opportunity for the general public to review and submit comments regarding the performance of Dakota County and the Dakota County HOME Consortium in meeting the housing, community, and economic development needs outlined in the 2020-2024 Dakota County HOME Consortium Consolidated Plan and the 2021 Dakota County HOME Consortium Action Plan.

The draft CAPER will be available for citizen review on the Dakota County Community Development Agency's (CDA) website at www.dakotacda.org, and on the Dakota County website at www.dakotacounty.us through September 19, 2022. Persons wishing to review the CAPER in person should contact Emily Anderson at (651) 675-4468 or eamerson@dakotacda.org to receive a copy of the document; MN Relay Service: 1-800-627-3529. Upon request, attempts will be made to provide the CAPER in an alternative format.

If you would like to submit comments after reviewing the CAPER, please send them in writing to the Dakota County CDA, attention Emily Anderson, 1228 Town Centre Drive, Eagan, MN, 55123; or by email at eamerson@dakotacda.org or by Fax 651-675-4444. Comments will be accepted through September 16, 2022.

Garage Sales - Minneapolis

Lk Harriet Multi-fam: Tools, Books, Lawn, Fishing, Vintage, Collectables, 5100 Sheridan Av S, Wed-Sun, 9a-5p

Mortgage Foreclosures

gage Corporation

DATE AND PLACE OF FILING: Recorded on November 15, 2021 as Document Number 3430665 in the Office of the County Recorder of Dakota County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: MidFirst Bank, N.A. by assignment recorded on June 9, 2022 as Document Number 3543931 in the Office of the County Recorder of Dakota County, Minnesota.

LEGAL DESCRIPTION OF PROPERTY: Unit No. 4463, C1C No. 519, Farmington Westview Manor, a condominium, Dakota County, Minnesota.

STREET ADDRESS OF PROPERTY: 4463 WESTDEL RD, FARMINGTON, MN 55024

COUNTY IN WHICH PROPERTY IS LOCATED: Dakota County, Minnesota.

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$23,633.55

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

NAME OF MORTGAGE ORIGINATOR: Fairway Independent Mortgage Corporation

RESIDENTIAL SERVICER: Flagstar Bank, FSB

TAX PARCEL IDENTIFICATION NUMBER: 14-29900-04033

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: 100392411207231096

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, 2022 at 10:00 AM.

PLACE OF SALE: Dakota County Sheriff's Office, Law Enforcement Center, 1580 Highway 55, Hastings, MN 55033, 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 mortgageor(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, 2023.

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 27, 2022

MATRIX FINANCIAL SERVICES CORPORATION

Mortgage

TROTT LAW, P.C.

By: /s/ N. Kibongiri Fondungallah, Esq., Samuel R. Coleman, Esq., Sung Woo Hong, Esq., Attorneys for Mortgagee

25 Dale Street North St. Paul, MN 55102 (651) 209-9760 (22-0824-FC01)

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. 8/2, 8/9, 8/16, 8/23, 8/30, 9/6/22 Star Tribune

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.

DATE OF MORTGAGE: June 20, 2016

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$219,178.00

MORTGAGOR(S): Matthew T Lamb, an unmarried man

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Bremer Bank, National Association

DATE AND PLACE OF FILING: Recorded on July 5, 2016 as Document Number A1318697 in the Office of the County Recorder of Wright County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: Wells Fargo Bank, N.A. by assignment recorded on April 13, 2020 as Document Number A1423440 in the Office of the County Recorder of Wright County, Minnesota.

LEGAL DESCRIPTION OF PROPERTY: Lot 8, Block 2, Esterly Oaks, Wright County, Minnesota.

STREET ADDRESS OF PROPERTY: 1386 ESTERLY OAKS DRIVE, HANOVER, MN 55341

COUNTY IN WHICH PROPERTY IS LOCATED: Wright County, Minnesota.

324 Collectibles

Buying: old toys, Tonkas, Hot Wheels, die cast, action figs, G.I. Joe, Star Wars, models, tractors, sports cards and more! 612.559.0666

"MULTI-ESTATE AUCTION"

SUN AUG 28 2022 11AM. INSP 10AM

Spectacular collection of rare coins, four generations of jewelry, antiques, and more!

Photo catalog online @ WWW.PROXIBID.COM/JPC

Shakopee American Legion

1266 1st Ave. E. Shakopee

James Peterson Co. LLC Lic 2722040

612-231-5999 imauctnr@yahoo.com

371 Jewelry & Precious Metals

PAYING CASH (NO CHECKS) WE BUY IT ALL!

45 YRS IN BUSINESS.

BBB A+++, WCCO #1 Appraiser. Diamond Specialist/Gemologist. We have thousands of referrals.

Gold & silver jewelry, sterling flatware, silver coins, diamonds, Dental, 10K, 14K, 18K & gold/silver bullion. Collectibles, vintage baseball cards.

WE MAKE HOUSE CALLS! (within 90 mi. of TC). We make it easy! Call 7 days a week 9am-9pm for free advice. WE CAN HELP YOU!

Mark & Susan 612-802-9686

"4 GENERATIONS JEWELRY"

ESTATE AUCTION

SUN AUG 28 2022 11AM.

ONLINE AT www.proxibid.com/jpc

Shakopee American Legion

1266 1st Ave. E. Shakopee

James Peterson Co. LLC Lic 2722040

612-231-5999 imauctnr@yahoo.com

395 Misc. For Sale & Wanted

FREON WANTED: We pay \$\$ for old refrigerants: R11, R12, R113 & more! Certified Professionals. Call 312-586-9371 or visit RefrigerantFinders.com. We payagos por tu refrigerante! 312-586-9371

Mortgage Foreclosures

ta.

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$200,176.91

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

NAME OF MORTGAGE ORIGINATOR: Bremer Bank, National Association

RESIDENTIAL SERVICER: Wells Fargo Bank, N.A.

TAX PARCEL IDENTIFICATION NUMBER: R108-034-002080

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: 1000739-000003468-

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: October 04, 2022 at 10:00 AM.

PLACE OF SALE: Wright County Sheriff's Office, 3800 Braddock Ave. NE, Buffalo, MN 55313, 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 mortgageor(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 April 4, 2023.

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: August 02, 2022

WELLS FARGO BANK, N.A.

Mortgage

TROTT LAW, P.C.

By: /s/ N. Kibongiri Fondungallah, Esq., Samuel R. Coleman, Esq., Sung Woo Hong, Esq., Attorneys for Mortgagee

25 Dale Street North St. Paul, MN 55102 (651) 209-9760 (22-0824-FC01)

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. 8/9, 8/16, 8/23, 8/30, 9/6, 9/13/22 Star Tribune

22-11516

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:

DATE OF MORTGAGE: November 20, 2009

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$138,936.00

MORTGAGOR(S): Kyle P. Morgan, an unmarried man

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

MIN#: 100037506873801980

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: Ally Bank Corp t/ k/a GMAC Bank

SERVICER: MidFirst Bank

DATE AND PLACE OF FILING: Filed November 24, 2009, Anoka County Recorder, as Document Number 20 11654.002

ASSIGNMENTS OF MORTGAGE: Assigned to: GMAC Mortgage, LLC; thereafter assigned to Ocwen Loan Servicing, LLC; thereafter assigned to MidFirst Bank

LEGAL DESCRIPTION OF PROPERTY: Lot 5, Block 2, Orrin Thompson's Riverview Terrace 14th Addition

PROPERTY ADDRESS: 10455 Osage Street NW, Coon Rapids, MN 55433

PROPERTY IDENTIFICATION NUMBER: 22.31-24.31.0074

LOCATED: Anoka

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE GOOD THROUGH AUGUST 2, 2022: \$307,218.53

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: October 11, 2022, 10:00AM

395 Misc. For Sale & Wanted

Mr. Baseball Coming to Minnesota Buying Sportscards & Memorabilia. Call Now! 203-767-2407

404 Dogs

American Brittany puppies bluff county Brittany's we have a beautiful litter of puppies!! ready to go to their forever homes, these are very intelligent, make great family pets and excellent hunters! they have had their first shots and are on a continuous deworming schedule. references provided from previous litter. \$900 for dog or cat info and pictures \$900 507-676-3800

Australian Shepherd Mini, shots, wormed, family raised. Call or text for more info. \$600 218-851-6219

Bernedoodles BouncingBernedoodles.com All sizes ages 507-251-1909

Boxer 2F 1M boxer born 6/11 Dew-claws, tails, shots done. Fam, raised AKC parents \$600 515-391-1708

Buildog - Oldie English Bulldog Puppies, 4 girls 1 boy. Shots health certificate, 8 wks, Champ Bloodlines. \$1200. 651-815-5885

Cockapoo Starting at \$500, variety of colors, all sizes. Call for info. www.puppyplace.biz 712-441-5997

English Golden Retriever English Golden Retriever. Parents both have OFA clearances. Our babies are loved and raised in the home. We have 4 boys and 2 girls. \$2,750 605-759-0929

ENGLISH SPRINGER AKC TRI-COLOR PUPS 6 M, 1 F. 715-933-1646 Email: lindaru@hotmail.com

English Springer Spaniel Pups AKC Vet checked & shots, dewormed, farm & family raised. \$1000-\$1500. Ready 8/23. Call: 641-364-2097

GERMAN SHEPHERD PUPS AKC. Exc temp. Genetic gaurantee. 715-537-5413. www.jerland.com

GERMAN SHEPHERD PUPS M, 9 wks, UTD shots/dewormed, full AKC reg, beautiful heads & structure, big bones, sire Bruce von Cohinor #1 coat in country import, dam McGillivray Boni Abby. 320-267-1382

Mortgage Foreclosures

PLACE OF SALE: Sheriff's Main Office, 13301 Hanson Blvd NW, Andover, MN 55304. ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: August 8, 2022

Assignee of Mortgage: LOGS Legal Group LLP

BY Melissa L. B. Porter - 0337778 Gary J. Evers - 0134764 Joseph M. Rossman - 0397070

Attorneys for Mortgagee: LOGS Legal Group LLP

1715 Yankee Doodle Road, Suite 210 Eagan, MN 55121 (952) 831-4060

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

8/23, 8/30, 9/6, 9/13, 9/20, 9/27/22 Star Tribune

22-115132

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:

DATE OF MORTGAGE: October 26, 2010

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$173,435.00

MORTGAGOR(S): Stephen L. Frederickson and Jenea N. Frederickson, also known as Jenea N. Ylinen-Fredrickson, who acquired title as Jenea N. Ylinen, husband and wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

MIN#: 10082098704735925

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Caliber Home Loans, Inc.

SERVICER: MidFirst Bank

DATE AND PLACE OF FILING: Filed December 10, 2019, Anoka County Recorder, as Document Number 22 44851.001

ASSIGNMENTS OF MORTGAGE: Assigned to: MidFirst Bank

LEGAL DESCRIPTION OF PROPERTY: Lot 15, Block 2, Marks 1st Addition

PROPERTY ADDRESS: 101 97th Avenue NE, Minneapolis, MN 55434

PROPERTY IDENTIFICATION NUMBER: 30-31-23-23-0045

COUNTY IN WHICH PROPERTY IS LOCATED: Hennepin

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE GOOD THROUGH AUGUST 4, 2022: \$199,939.10

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: October 4, 2022, 10:00AM

PLACE OF SALE: Sheriff's Main Office, 13301 Hanson Blvd NW, Andover, MN 55304 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 mortgageor(s) the personal representatives or assigns.

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 mortgageor(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 13, 2023, or the next business day if March 13, 2023 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 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 FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: July 19, 2022

Wells Fargo Bank, N.A.

Mortgage

LOGS LEGAL GROUP LLP

BY Melissa L. B. Porter - 0337778 Gary J. Evers - 0134764 Joseph M. Rossman - 0397070

Attorneys for Mortgagee: LOGS Legal Group LLP

1715 Yankee Doodle Road, Suite 210 Eagan, MN 55121 (952) 831-4060

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

7/26, 8/2, 8/9, 8/16, 8/23, 8/30/22 Star Tribune

22-115132

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:

DATE OF MORTGAGE: October 26, 2010

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$173,435.00

MORTGAGOR(S): Stephen L. Frederickson and Jenea N. Frederickson, also known as Jenea N. Ylinen-Fredrickson, who acquired title as Jenea N. Ylinen, husband and wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

MIN#: 10082098704735925

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Caliber Home Loans, Inc.

SERVICER: MidFirst Bank

DATE AND PLACE OF FILING: Filed December 10, 2019, Anoka County Recorder, as Document Number 22 44851.001

ASSIGNMENTS OF MORTGAGE: Assigned to: MidFirst Bank

LEGAL DESCRIPTION OF PROPERTY: Lot 15, Block 2, Marks 1st Addition

PROPERTY ADDRESS: 101 97th Avenue NE, Minneapolis, MN 55434

PROPERTY IDENTIFICATION NUMBER: 30-31-23-23-0045

COUNTY IN WHICH PROPERTY IS LOCATED: Hennepin

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE GOOD THROUGH AUGUST 4, 2022: \$199,939.10

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: October 4, 2022, 10:00AM

PLACE OF SALE: Sheriff's Main Office, 13301 Hanson Blvd NW, Andover, MN 55304 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 mortgageor(s) the personal representatives or assigns.

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 mortgageor(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 April 4, 2023 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 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 FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: July 19, 2022

Wells Fargo Bank, N.A.

Mortgage

LOGS LEGAL GROUP LLP

BY Melissa L. B. Porter - 0337778 Gary J. Evers - 0134764 Joseph M. Rossman - 0397070

Attorneys for Mortgagee: LOGS Legal Group LLP

1715 Yankee Doodle Road, Suite 210 Eagan, MN 55121 (952) 831-4060

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

7/26, 8/2, 8/9, 8/16, 8/23, 8/30/22 Star Tribune

404 Dogs

German Shepherd White Puppies Born 7/6/22. They have had their 1st vet check and shots. To loving homes only. \$550 302-302-2009

German Shorthaired Pointer Puppies Excellent Hunters and Family Dogs, Champion Bloodlines, Tails Docked, Dew claws removed, Micro Chipped Call/Text 320.260.8618 320.260.8618

Goldendoodle-Mini & Shi-poo! Small, wonderful and cute. \$1200. For pictures Call / text: 612-281-4694

Goldendoodle puppies! boys & 1 girl. Fun, sweet & playful 10weeks old \$450 call or text 612-281-4694

Golden Retriever AKC 1 male 5 female. AKC Full Rights, 8 weeks 8/17-22 \$1,000 218-316-2207

Golden Retriever Pups AKC. Vet checked, shots, available Aug. 19. \$800. Call: 218-469-0704.

Golden Retriever Purebred Puppies 8 Weeks old, UKC Registered, Shots Given, Wormed, Vet Checked, Microchipped 507-479-0527

HAVANESE AKC PUPPIES Nonshedding, hypoallergenic Jackie (605)936-0091 www.5erick5.wordpress.com

Lab Pups, AKC Yellow, Chocolate, shots, dewes, wormed, 7-8 wks. old. \$400. Call only: 320-243-4347.

Labrador Retriever Non AKC Lab puppies born 7-9-22. 6 yellow males and 4 black females. Mother is a AKC Lab 507-391-0771

Mini Bernedoodle 7-10-22, F2b multi-gen, health certificates, dewes re-nosed, parents on-site. 641-590-5602

MORKIES \$600-\$1200 Shots Vet Guarantee Pups2pets.net MN201580 612-390-2497

Pembroke Welsh Corgi Fluffy & Regular AKC Pups Loved, fam rsd, shots Ready. Triple clear 712-577-7677

Pomapeo Noah Male six months old. Needs extensive training. Only serious purchasers. \$600 507-279-2915

POMERANIAN ADORABLE home raised ready for love \$700 320-874-1425

SCHNAUZER MINI black, chocolate, M/F, shots, dewes, home raised w/ TLC, vet checked. 320-760-6839

Mortgage Foreclosures

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

Dated: August 8, 2022

Assignee of Mortgage: LOGS Legal Group LLP

BY Melissa L. B. Porter - 0337778 Gary J. Evers - 0134764 Joseph M. Rossman - 0397070

Attorneys for Mortgagee: LOGS Legal Group LLP

1715 Yankee Doodle Road, Suite 210 Eagan, MN 55121 (952) 831-4060

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

8/16, 8/23, 8/30, 9/6, 9/13, 9/20/22 Star Tribune

22-115071

NOTICE OF MORTGAGE FORE