AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) COUNTY OF HENNEPIN)



650 3rd Ave. S, Suite 1300 | Mineapolis, 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:

Dates of PublicationAdvertiserAccount #Order #StarTribune09/19/2025DAKOTA COUNTY COMMUNITY DEV1085972397

- 4. The publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to § 331A.06, is as follows: \$274.40
- 5. <u>Mortgage Foreclosure Notices</u>. 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.	
Terrí Swanson	
Subscribed and sworn to before me on:	09/19/2025
DIANE E RAK KLESZYK Notary Public Minnesota My Commission Expires January 31, 2027	

Notary Public

Foreclosures

WELLS FARGO BANK, N.A. Mortgagee TROTT LAW, P.C. By: /s/ *N. Kibongni Fondungallah, Esq.* Samuel R. Coleman, Esq. Alexa Marsh, Esq. Attorneys for Mortgagee 25 Dale Street North St. Paul, MN 55102 (651) 209-9760 (25-0499-FC01) (25-0499-FC01) THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. 8/15, 8/22, 8/29, 9/5, 9/12, 9/19/25 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 conditions of the following described mortgage: DATE OF MORTGAGE: October 15,

MORTGAGOR: Lency Clairmont, an

unmarried man.
MORTGAGEE: Fifth Third Mortgage

DATE AND PLACE OF RECORDING: Recorded October 21, 2010 Anoka County Recorder, Document No. 2018262.017.

ASSIGNMENTS OF MORTGAGE: Assigned to: Select Portfolio Servicing, Inc.. Dated February 26, 2025 Recorded March 18, 2025, as Docu-Recorded March 18, 2025, as Document No. 2434582.001. And thereafter assigned to: U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCAF Acquisition Trust. Dated July 14, 2025 Recorded July 18, 2025, as Document No. 2443699.001.

TRANSACTION AGENT: NONE
TRANSACTION AGENT'S MORTGAGE
IDENTIFICATION NUMBER ON
MORTGAGE: NONE

LENDER OR BROKER AND MORT-GAGE ORIGINATOR STATED ON MORTGAGE: Fifth Third Mortgage Company RESIDENTIAL MORTGAGE SERVICER:

Selene Finance LP MORTGAGED PROPERTY ADDRESS: 4725 Lexington Avenue Northeast, Ham Lake, MN 55304

Ham Lake, MN 55304

TAX PARCEL I.D. #: 01-32-23-43-0013

LEGAL DESCRIPTION OF PROPERTY:
That part of the SW 1/4 of the SE
1/4 of Section 1, Township 32 N,
Range 23 W, Anoka County Minnesota described as follows:
Commencing at the Southeast corner of said SW 1/4 of SE 1/4 thence
West along the South lipe of said West along the South line of said Section 1 for 299 feet to the point of beginning, thence West along said South line 211 feet, thence deflecting 90 degrees right, 330 feet, thence deflecting 90 degrees right, 211 feet, thence deflecting 90 de-grees right, 330 feet to the point of beginning and there terminating, according to the United States Gov-ernment Survey thereof and situate in Anoka County, Minnesota COUNTY IN WHICH PROPERTY IS

COUNTY IN WHICH PROPERTY IS LOCATED: Anoka ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$199,800.00 AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$199,469.59 That prior to the commencement

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 ing has been instituted at law or otherwise to recover the debt se-cured by said mortgage, or any

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:

as follows:
DATE AND TIME OF SALE: October
21, 2025 at 10:00 AM
PLACE OF SALE: Anoka County
Sheriff's Office, 13301 Hanson
Boulevard NW, Andover, MN
to pay the debt then secured by
said Mortgage, and taxes, if any, on
said premises, and the costs and

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 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 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 April 21, 2026, unless that date falls on a weekend or legal holiday, in which case it is the next weekday and unless the redeemption because day, 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-CACE-NOS

"THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REP-RESENTATIVES 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." RESENTATIVES OR ASSIGNS, MAY BE

Dated: August 20, 2025 U.S. Bank Trust National Association, as Trustee Mortgagee/Assignee of Mortgagee LIEBO, WEINGARDEN, DOBIE & BAR-

BEE, P.L.L.P.
Attorneys for Mortgagee/Assignee of Mortgagee 4500 Park Glen Road #300

4500 Park Glen Road #300 Minneapolis, MN 55416 (952) 925-6888 107 - 24-007200 FC IN THE EVENT REQUIRED BY FED-ERAL LAW: THIS IS A COMMUNICA-TION FROM A DEBT COLLECTOR. Document version 1.2 July 20, 2021 8/29, 9/5, 9/12, 9/19, 9/26, 10/3/2025 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. AFFECTED BY THIS ACTION.
NOTICE IS HEREBY GIVEN, that
default has occurred in the
conditions of the following
described mortgage:
Mortgagor: Anthony W. Lembeck, a
Single Person
Mortgagee: Mortgage Electronic
Registration Systems Inc. as

Registration Systems, Inc. as nominee for Freedom Mortgage Corporation, its successors and

assigns Dated: September 7, 2016 Recorded: September 14, 2016 Hennepin County Recorder Document No. A10357404 Assigned To: Freedom Mortgage Corporation

Dated: February 19, 2021 Recorded: February 19, 2021 Hennepin County Re Document No. 10918490 Recorder Transaction Agent: Electronic Registration Mortgage Systems,

Transaction Agent Mortgage Number: 1000730-Identification 0096372396-0 Lender or Broker: Mortgage Corporation Broker: Freedom Residential Mortgage Servicer: Freedom Mortgage Corporation Mortgage Originator: Freedom Mortgage Corporation

Foreclosures

LEGAL DESCRIPTION OF PROPERTY: Lot 1, Block 3, Garden Acres This is Abstract Property.

Inis is Abstract Property.
TAX PARCEL NO.: 32-119-21-23-0025
ADDRESS OF PROPERTY:
7701 Iris Dr N
Brooklyn Park, MN 55428
COUNTY IN WHICH PROPERTY IS
LOCATED: Hennepin
ORIGINAL PRINCIPAL AMOUNT OF
MORTGAGE: \$148,640,00 MORTGAGE: \$148,640.00 AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$142,203.72

That prior to the commencement of this mortgage foreclosure of this mortgage foreclosure proceeding Mortgagee/Assignee of Mortgagee complied with all notice requirements as required by statute; that no action or statute: 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 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 above described property will be sold by the Sheriff of said county as follows: DATE AND TIME OF SALE: October 6,

2025, 10:00 AM
PLACE OF SALE: Hennepin County
Sheriff's Office, Civil Unit, 350 South
Fifth Street, Room 190,
Minneapolis, 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 6 Months from the date of
said sale by the mortgagor(s), their
personal representatives or 2025, 10:00 AM

personal representatives DATE TO VACATE PROPERTY: The date on or before which the DATE TO VACATE PROPERTY: The date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under Minnesota Statutes section 580.30 or the property redeemed under Minnesota Statutes section 580.30 for the property redeemed under Minnesota Statutes section 580.30 for the property redeemed under Minnesota Statutes section 580.30 for the property redeemed under Minnesota Statutes section 580.30 for the property fo property redeemed under Minnesota Statutes section 580.23 is April 6, 2026 at 11:59 p.m. MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: NONE

MINITIGAGE: NONE
THE TIME ALLOWED BY LAW FOR
REDEMPTION BY THE MORTGAGOR,
THE MORTGAGOR'S PERSONAL
REPRESENTATIVES OR ASSIGNS,
MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN

AGRICULTURAL PRODUCTION, AND ARE ABANDONED.
Dated: August 6, 2025 Freedom Mortgage Corporation, Assignee of Mortgagee By: HALLIDAY, WATKINS & MANN, P.C.

Attorneys for: Freedom Mortgage

Corporation, Assignee Mortgagee 1333 Northland Drive, Suite 205 Mendota Heights, MN 55120 801-355-2886

THIS COMMUNICATION IS FROM A
DEBT COLLECTOR ATTEMPTING TO OCLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. MN24663. 8/15, 8/22, 8/29, 9/5, 9/12, 9/19/25 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 FECTED BY THIS ACTION. NOTICE IS HEREBY GIVEN: That default has occurred in the conditions of the following described mortgage: DATE OF MORTGAGE: AUGUST 20, 2004 ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$142,100.00 MORTGAGOR(S): HOlly A. Carpenter, a single person MORTGAGEE: Mortgage Electronic Pocietation Systems single person MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for First Republic Mortgage Corporation DATE
AND PLACE OF FILING: Recorded on
September 15, 2004 as Document
Number 8438050 in the Office of the
County Recorder of Hennepin
County, Minnesota. ASSIGNMENTS
DE MORTGAGE: Assigned to Mort-OF MORTGAGE: ASSIGNMENTS
OF MORTGAGE: ASSIGNMENTS
OF MORTGAGE: ASSIGNMENTS
OF MORTGAGE: ASSIGNMENTS
Systems, Inc., as nominee for Ohio
Savings Bank by assignment
recorded on September 15, 2004 as recorded on September 15, 2004 as Document Number 8438051 in the Office of the County Recorder of Hennepin County, Minnesota; thereafter assigned to Nationstar Mortgage LLC by assignment recorded on January 28, 2025 as Document Number 11345267 in the Office of the County Recorder of Office of the County Recorder of Hennepin County, Minnesota. LEGAL DESCRIPTION OF PROPERTY: Lot 12, Block 7, Brook Oaks 2nd, Hennepin County, Minnesota. STREET ADDRESS OF PROPERTY: 8818 MONTEGUE TERR N, BROOK-LYN PARK, MN 55443 COUNTY IN WHICH PROPERTY IS LOCATED: Hennepin County, Minnesota. THE Hennepin County, Minnesota. THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$65,203.26 TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc. NAME OF MORTGAGE ORIGINATOR: First Republic Mortgage Corporation RESIDENTIAL SERVICER: Nationstar Mortgage LLC TAX PARCEL IDENTIFICATION NUMBER: 14-119-21-42-0087 TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: 100162500017480006 THAT no action or proceeding has been instituted 10016250001/480006 IHAI 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 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: November 24, 2025 at 10:00 AM. PLACE OF SALE: Hennenin County Sheriff's SALE: Hennepin County Sheriff's Office, Room 190, Old Courthouse, 350 South Fifth St., Minneapolis, MN 55415. to pay the debt then secured 55415. 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 twelve (12) months from the date of sale. TIME AND DATE TO VACATE PROPERTY Unless said mortgage is 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 November 24, 2026. THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR'S PEPSONAL PEPSESENTATIVES OR PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS EN-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 DBILGATION ON MORTGAGE: NONE DATES. ATION ON MORTGAGE: None Dated: September 15, 2025 NATIONSTAR MORTGAGE LLC Mortgagee TROTT

LAW, P.C. By: /s/ *N. Kibongni Fondungallah, Esq. * Samuel R. Coleman, Esq. Alexa Marsh, Esq. Attorneys for Mortgagee 25 Dale Street North St. Paul, MN 55102 (651) 209-

Foreclosures

9760 (24-1587-FC02) THIS IS A COM-MUNICATION FROM A DEBT COL-LECTOR.

9/19, 9/26, 10/3, 10/10, 10/17, 10/24/25 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 conditions of the following described mortgage:
DATE OF MORTGAGE: May 15, 2024
MORTGAGOR: Arlyn V. Downs, a single person MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ABOR BANK

DATE AND PLACE OF RECORDING: Recorded: May 28, 2024
Dakota County Registrar of Titles
Document #: 883381

Document #: 883381
ASSIGNMENTS OF MORTGAGE:
Said mortgage was assigned to
VILLAGE CAPITAL & INVESTMENT
LLC on December 30, 2024 and said LLC on December 30, 2024 and said assignment was recorded on January 10, 2025 and given document number 890064.
LEGAL DESCRIPTION OF PROPERTY: UNIT NO. 146, CIC NO. 323, VERMILLION GROVE CONDOMINIUMS, A CONDOMINIUM, LOCATED IN DAKOTA COUNTY, MINNESOTA
The Torons Cortificate No. is

Torrens Certificate No. is PARCEL ID #: 14-82501-08-146 PROPERTY ADDRESS: Meadowlark Meadowlark Way, #146, Farmington, Minnesota 55024 TRANSACTION AGENT: Mortgage Electronic Registration Systems,

TRANSACTION AGENT ID NO.: 1005186-0000010037-0
LENDER OR BROKER: ABOR BANK
RESIDENTIAL MORTGAGE

ORIGINATOR: N/A
CURRENT MORTGAGE SERVICER:
Village Capital & Investment, LLC
COUNTY IN WHICH PROPERTY IS

COUNTY IN WHICH PROPERTY IS LOCATED: Dakota ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$170,940.00 AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY PAID BY MORTGAGEE: \$176,238.62 That prior to the commencement of this mortgage foreclosure.

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 Mortgagors have been released from financial obligation on said Mortgage; that no action or proceeding has been instituted by law to recover that debt secured by said Mortgage, or any part thereof; that all conditions precedent to foreclose of the Mortgage and acceleration of the debt secures thereby have been debt secures thereby have been

PURSUANT to the power of sale therein contained, said Mortgage will be foreclosed and the abovedescribed property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE: October 9,

DATE AND TIME OF SALE: October 9, 2025 at 10:00 am
PLACE OF SALE: Dakota County Law
Enforcement Center, Lobby S-100, 1580 Highway 55, Hastings, MN
55033 to pay the debt the debt then secured by the Mortgage, and taxes, if any, on said premises, and the costs and disbursements. the costs and disbursements, including attorneys' fees allowed by law, subject to redemption within six (6) months from the date of sale by the mortgagor, their personal representatives personal representatives

personal assigns.

DATE TO VACATE PROPERTY: The date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under Minnesota Statutes section 580.30 of the property redeemed under property redeemed under Minnesota Statutes sections 580,23 is April 9, 2026 at 11:59 p.m. If the foregoing date is Saturday, Sunday, or a legal holiday, then the date to vacate is the next business day at

MORTGAGOR RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.
THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO

COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Dated: August 15, 2025 VILLAGE CAPITAL & INVESTMENT

LLC Mortgagee

Kenneth J. Johnson Minnesota State Bar No. 0246074 Johnson, Blumberg & Associates, LLC

Attorney for Mortgagee 30 N. LaSalle Street, Suite 3650 Chicago, IL 60602 Phone 312-541-9710 Fax 312-541-9711 8/15, 8/22, 8/29, 9/5, 9/12, 9/19/25 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: May 24, 2007

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$452,826.24

MORTGAGOR(S): TONY M. Romero

MORTGAGE: \$452,826.24
MORTGAGOR(S): Tony M. Romero
and Virginia F. Romero, husband
and wife
MORTGAGEE: Beneficial Loan and

Thrift Co.

DATE AND PLACE OF FILING:
Recorded on August 7, 2007 and
memorialized upon Certificate of
Title No. 136727 as Document

Title No. 136727 as Document Number 615249 in the Office of the County Registrar of Titles of Dakota County, Minnesota.
ASSIGNMENTS OF MORTGAGE:
ASSIGNMENTS OF MORTGAGE:
ASSIgnment recorded on July 14, 2017 as Document Number 779806 in the Office of the County 2017 as Document Number /79806 in the Office of the County Registrar of Titles of Dakota County, Minnesota; thereafter assigned to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Loan Acquisition Trust 2017-RPL1 by assignment recorded on February 7, 2018 as Document Number 788569 in the Office of the County Registrar of Office of the County Registrar of Titles of Dakota County, Minnesota; thereafter assigned to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for REO Trust 2017-RPL1 by assignment recorded on August 12, 2025 as Document Number 895975 in the Office of the County Registrar of Titles of Dakota
County, Minnesota.
LEGAL DESCRIPTION OF PROPERTY:
Lot 10, Block 4, Evermoor
Glendalough, Dakota County,
Minnesota

Glendarough,
Minnesota.
REGISTERED PROPERTY
STREET ADDRESS OF PROPERTY:
13494 CROMPTON CT, ROSEMOUNT, MN 55068
COUNTY IN WHICH PROPERTY IS LOCATED: Dakota County,

Foreclosures

Minnesota.
THE AMOUNT CLAIMED TO BE DUE
ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$236,804.37 TRANSACTION AGENT: None NAME OF MORTGAGE ORIGINATOR: Beneficial Loan and Thrift Co.

Beneficial Loan and Thrift Co.
RESIDENTIAL SERVICER: Nationstar
Mortgage LLC
TAX PARCEL IDENTIFICATION
NUMBER: 34-25140-04-100
TRANSACTION AGENT'S MORTGAGE
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 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
22, 2025 at 10:00 AM.
PLACE OF SALE: Dakota County
Sheriff's Office, Law Enforcement
Center, 1580 Highway 55, Hastings,
MN 55033.

kin 5033.

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 twelve (12) 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 October

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

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR REO TRUST 2017-RPL1 Mortgagee TROTT LAW, P.C.

ROTT LAW, P.C.
By: /s/
N. Kibongni Fondungallah, Esq.
Samuel R. Coleman, Esq.
Alexa Marsh, Esq.
Attorneys for Mortgagee
25 Dale Street North
St. Paul, MN 55102
(651) 209-9760
(24-0754-EC02) (24-0754-FC02) THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. 8/29, 9/5, 9/12, 9/19, 9/26, 10/3/25 Star Tribune

NOTICE OF SHERIFF'S SALE UNDER JUDGMENT AND **DECREE (Real Property)** STATE OF MINNESOTA

COUNTY OF DAKOTA
DISTRICT COURT
FIRST JUDICIAL DISTRICT Case Type: Other Civil/
Mortgage Foreclosure
Case No. 19HA-CV-24-5228
U.S. Bank National Association,
Plaintiff, vs. Jose L. Castro; Carina Castro Salas; Secretary of Housing and Urban Development; loanDepot.com; John Doe and Mary Roe, Defendants.

Roe, Defendants.
Notice is hereby given, that under and by virtue of a Judgment and Decree entered in the above entitled action on July 21, 2025, a certified copy of which has been delivered to me directing the sale of the premises, hereinafter described, to satisfy the amount found, and adjudged due said found and adjudged due said Plaintiff in the above entitled action, as prescribed in the Judgment, the undersigned Sheriff of Dakota County will sell at public auction, to the highest bidder, for cash, on October 28, 2025, at 10:00 a.m., at the Sheriff's main office, Sheriff's Office, Law Enforcement Center, 1580 Hwy 55, Lobby #S-100, Hastings, MN, in said County and State, the premises and real estate described in said Judgment and Decree to with Decree, to-wit:

All that tract(s) of parcel(s) of land lying and being in the County of Dakota and State of Minnesota, described as follows, to-wit: described as follows, to-wit: Lot Five (5) in Block Seven (7) of Lorraine Park Addition, according to the plat thereof on file and of record in the office of the Register

of Deeds in and for Dakota County, Minnesota.
Address: 716 5th Avenue South,
South Saint Paul, MN 55075
Parcel ID: 36.46000.07.050

"THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, 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 AND AGRICIAL TURAL PROPULICATION AND ACCREMENTATION OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AND AGRICIAL TURAL PROPULICATION AND ACCREMENTATION OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AND ACCREMENTATION AND ACCREMENTATION OF LESS THAN AND ACCREMENTATION AND ACCREMENTATION OF LESS THAN AND ACCREMENTATIO

AGRICULTURAL PRODUCTION, AND ARE ABANDONED." Dated this 28th day of August, 2025 Joe Leko, Sheriff, Dakota County, Minnesota

By: /s/ Sergeant Brittany By: /s/ Carstensen

Carstensen
LIEBO, WEINGARDEN, DOBIE &
BARBEE PLLP
Adam Soczynski
Plaintiff's Attorney
4500 Park Glen Road #300
Minneapolis, MN 55416
(952) 925-6888
19-23-006169 FC
This is an attempt to collect a debt This is an attempt to collect a debt and any information obtained will be used for that purpose. 9/5, 9/12, 9/19, 9/26, 10/3, 10/10 Star Tribune

STATE OF MINNESOTA
DISTRICT COURT
COUNTY OF DAKOTA
FIRST JUDICIAL DISTRICT
Case Type 14 - Other Civil
Mortgage Foreclosure By Action
Court File No. 19HA-CV-25-4755
SUMMONS
SUN WOST t Mortgage Company Inc.,

Beau Birkeland, 329 2nd Ave So LLC. United States of America, acting by and through Secretary of Housing and Urban Development, and all

other persons unknown claiming any right, title, estate, interest or lien in the real estate described in the complaint herein, John Doe, Mary Roe, Defendant(s).

THIS SUMMONS IS BEING DIRECTED TO: The above named Defendant(s)

1. YOU ARE BEING SUED. The Plaintiff has started a lawsuit against you. The Complaint against you is attached to this Summons. Do not throw these papers away. They are official papers that start a lawsuit and affect your legal rights, even if nothing has been filed with the court and even if there is no court file number on this Summons.

2. YOU MUST BOTH REPLY, IN WRITING, AND GET A COPY OF YOUR REPLY TO THE PERSON/BUSINESS WHO IS SUING YOU WITHIN 21 DAYS TO PROTECT YOUR RIGHTS OR 60 you. The Complaint against you is

Foreclosures

DAYS IF YOU ARE THE United States DAYS IF YOU ARE THE United States of America. Your reply is called an Answer. Getting your reply to the Plaintiff is called service. You must serve a copy of your Answer or Answer and Counterclaim (Answer) within 21 days from the date you received the Summons and Complaint, OR 60 DAYS IF YOU ARE THE United States of America

United States of America. United States of America.

ANSWER: You can find the Answer form and instructions on the MN Judicial Branch website at www. mncourts.gov/forms under the "Civil" category. The instructions will explain in detail how to fill out the Answer form.

3. YOU MUST RESPOND TO EACH CLAIM The Answer is your written.

3. YOU MUST RESPOND TO EACH CLAIM. The Answer is your written response to the Plaintiff's Complaint. In your Answer you must state whether you agree or disagree with each paragraph of the Complaint. If you think the Plaintiff should not be given everything they asked for in the Complaint, your must say that in your Answer they asked for in the Complaint, you must say that in your Answer. 4. SERVICE: You may lose your case if you do not send a written response to the Plaintiff. If you do not serve a written Answer within 21 days, OR 60 days if you are the United States of America, you may lose this case by default. You will not get to tell your side of the story. If you choose not to respond, the Plaintiff may be awarded everything they asked for in their Complaint. If you agree with the claims stated in the Complaint, you don't need to respond. A default don't need to respond. A default judgment can then be entered against you for what the Plaintiff asked for in the Complaint.

To protect your rights, you must serve a copy of your Answer on the person who signed this Summons in person or by mail at this ad-

in person by main at this audress:
Michael V. Schleisman
Halliday, Watkins & Mann, P.C.
1333 Northland Drive, Suite 205
Mendota Heights, MN 55120
Telephone: 801-355-2886
Attorney for Plaintiff
5. LEGAL ASSISTANCE. You may
wish to get legal help from an attorney. If you do not have an attorney and would like legal help:
• Visit www.mncourts.gov/selfhelp
and click on the "Legal Advice Clinics" tab to get more information
about legal clinics in each Minnesota county.
• Court Administration may have
information about places where

information about places where you can get legal assistance. NOTE: Even if you cannot get legal help, you must still serve a written

nelp, you must still serve a written Answer to protect your rights or you may lose the case.
6. ALTERNATIVE DISPUTE RESOLUTION (ADR). The parties may agree to or be ordered to participate in an ADR process under Rule 114 of the Minnesota Rules of Practice. You must still serve your written Answer even if you expect to use Answer, even if you expect to use

ADR.
7. THIS LAWSUIT MAY AFFECT OR BRING INTO QUESTION TITLE TO REAL PROPERTY located in Dakota County, State of Minnesota, located at 901 9th Ave S, South Saint Paul, MN 55075, and legally described as follows:
All of Lot One (1) and North 10.2 feet of Lot Two (2), Block One (1) of M. D. Miller's Spring Park Addition to South St. Paul, Dakota County, Minnesota

Minnesota

Minnesota
This action is in the nature of a Judicial Foreclosure.
HALLIDAY, WATKINS & MANN, P.C.
Date: July 21, 2025 /s Michael V.
Schleisman
Michael V. Schleisman
Attorney ID # 0394992
Connie Egge
Attorney ID # 0400484
michael@hwmlawfirm.com
1333 Northland Drive, Suite 205
Mendota Heights, MN 55120
801-355-2886

801-355-2886 Attorney for Plaintiff 9/12, 9/19, 9/26/25 Star Tribune

OF MINNESOTA STATE DISTRICT COURT COUNTY
OF HENNEPIN FOURTH JUDICIAL DISTRICT Case Type: Other Civil/ Foreclosure Mortgage Court File No. 27-CV-24-14173 NOTICE OF SHERIFF'S SALE UNDER JUDGMENT DECREE AND (Real

Property) Lakeview Loan Servicing, LLC, Plaintiff,

Callinan: Secretary of Susan Housing and Urban Development; Accounts Receivable Services, LLC; Affinity Plus Federal Credit Union; Discover Bank: State of Minnesota:

Discover Bank; State of Mary Roe, Defendants.

Notice is hereby given, that under and by virtue of a Judgment and Decree entered in the above entitled action on June 30, 2025, a certified copy of which has been delivered to me directing the sale of the premises, hereinafter delivered to me directing the sale of the premises, hereinafter described, to satisfy the amount found and adjudged due said Plaintiff in the above entitled action, as prescribed in the Judgment, the undersigned Sheriff of Hennepin County will sell at public auction, to the highest bidder, for cash, on October 15, 2025, at 10:00 a.m., at the Sheriff's main office, Hennepin County Sheriff's Office, Civil Division, Room 190, 350 South 5th Street, 190, 350 South 5th Street, Minneapolis, MN, in said County and State, the premises and real estate described in said Judgment

and Decree, to-wit:
All that tract(s) of parcel(s) of land
lying and being in the County of
Hennepin and State of Minnesota,
described as follows, to-wit: Lot 7, Block 4, Cedarcrest Second,

Hennepin County, MN Address: 7011 West 23rd Street, Saint Louis Park, MN 55426 Parcel ID: 08.117.21.13.0061 Saint Louis Park, Min 59426
Parcel ID: 08.117.21.13.0061
"THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED."
Dated this 19th day of August, 2025 Dawanna S. Witt, Sheriff, Hennepin County, Minnesota By: /s/ Sgt. C. Salminen #43
LIEBO, WEINGARDEN, DOBIE & BARBEE PLLP
KEVIN T. DODIE

Kevin T. Dobie Plaintiff's Attorney 4500 Park Glen Road #300 Minneapolis, MN 55416 (952) 925-6888

37-24-005285 FC
This is an attempt to collect a debt and any information obtained will be used for that purpose. 8/22, 8/29, 9/5, 9/12, 9/19, 9/26/25 Star Tribune

General Legal Notices

CALL FOR CONTRACTORS

CALL FOR CONTRACTORS
Community Action Partnership of Ramsey and Washington Counties, specifically the Energy Conservation Department, is soliciting a Call for Contractors. We are seeking Commercial and Residential Contractors in the following areas to partner with us to weatherize the homes of income-eligible clients in Ramsey, Washington, and Anoka counties: Appliance Sales, Delivery, and Install; Asbestos Abatement; Wiring/ Electrical; Lighting Design and Installation; General Structure/Building Shell; Cleaning/Jani

General Legal Notices

torial/Clutter Removal & Support; Mechanical/ HVAC; Mold and Mois-ture Remediation; Pest/ Animal Control; Plumbing; Roofing. Contractors must be fully licensed and insured. CAPRW encourages all minority, veteran, and women-owned business enterprises to apply. The Call for Contractors will remain open to the public so long as work is needed. For more details and a list of onboarding require-ments, email Seth Johnson at sjohnson@caprw.org.

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PUBLIC NOTICE **Dakota County Community Development Agency September 19, 2025**

A 30-day notice is hereby given of an opportunity for public comment on proposed substantial amend-ments to the 2021 Dakota County ments to the 2021 Dakota County HOME Investment Partnerships (HOME) Program. The Dakota County Community Development Agency (CDA), as lead of the Dakota County HOME Consortium, is proposing the following substantial amendments:

1. Decrease the project budget for the 2021 Homeownership activity by \$254,517 and increase the budget project of the 2021 Rental activity by \$254,517.

ity by \$254,517. Please submit written and/or oral comments to the CDA to the attention of Emily Anderson, Community Development Coordinator, Dakota County CDA, 1228 Town Centre Drive, Eagan, MN 55123. Telephone: 651-675-4468, Fax: 651-287-8027, MN Relay Service: 1-800-627-3529. This information is also available on the Dakota County and CDA websites at co.dakota.mn.us and www.dakotacda.org. The Dakota County CDA will accept comments now through October 20, 2025. Upon request, this amendment will be available in an alternative format by contacting the Dakota County CDA. Approval of the amendment, subject to consideration of public comments, will be on the agenda of the Dakota County Board of Commissioners meeting to be held at the Dakota County Government Center, Administration Center, Boardroom (third floor), 1590 Highway 55, Hastings, MN 55033 on October 21, 2025 at 9:00 a.m.

9/19/25 Star Tribune

PUBLIC NOTICE

The Minnesota Zoo will be turning on its lake aerators for the winter to keep the ice open for growing mussels. Visit us to learn more about freshwater mussel restoration!

Probates

NOTICE TO CREDITORS

Notice is hereby given that on February 22nd 2025, Letters of Barry L. Lussier were issued in respect to the Estate of Jean Elizabeth Smith(Sargent) by the Fourth Judicial District in Hennepin, Minnesota.

The deceased was a resident of Minneapolis, Minnesota at the time of death. 02/22/2025 All persons, resident and non-resi-

dent, having claims against the Estate are hereby notified that they must present their claims to the undersigned Fourth Judicial District undersigned Fourth Judicial District Court Hennepin County, State of Minnesota within the time and in the manner prescribed by law, or their claims will be forever barred. Claims must be filed with the Clerk of the DISTRICT COURT. FOURTH JUDICIAL DISTRICT PROBATE/MENTAL HEALTH DIVISION at Hennepin County Human Services 300 south 6th Street.-C4 Goyt. Ctr. Minneanooutry Human Services 300 South 6th Street,-C4 Govt. Ctr. Minneapo-lis, Minnesota 55487-0340 and a Copy sent to Personal Representa-tive (self) Barry Lee Lussier 4828 5th Ave South Minneapolis Min-nesota 55419 By October,15th 2025. Court Case Number:

27-PA-PR-25-710 Dated this 9th day of September,

A good buy to say good-bye.

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