

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 09/19/2025	DAKOTA COUNTY COMMUNITY DEV	108597	2397

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. 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: 09/19/2025

Diane E. Rak Kleszyk



Notary Public

Foreclosures

WELLS FARGO BANK, N.A.
Mortgagee
TROT T 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
(651) 209-9760
(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, 2010
MORTGAGOR: Lency Clairmont, an unmarried man
MORTGAGEE: Fifth Third Mortgage Company.
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 28, 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 MORTGAGE ORIGINATOR STATED ON MORTGAGE: Fifth Third Mortgage Company
RESIDENTIAL MORTGAGE SERVICER: Selene Finance LP
MORTGAGED PROPERTY ADDRESS: 4725 Lexington Avenue Northeast, Henn 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 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, 330 feet, thence deflecting 90 degrees right, 330 feet to the point of beginning and there terminating, according to the United States Government Survey thereof and situate in Anoka County, Minnesota
COUNTRY 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 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: 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 disbursements, including attorneys' fees allowed by law subject to redemption within six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns unless reduced to Five (5) weeks under MN Stat. §580.07.
TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 580.23 is 11:59 p.m. on April 21, 2026, unless that date falls on a weekend or legal holiday, in which case it is the next weekday, and unless the redemption period is reduced to 5 weeks under MN Stat. Secs. 580.07 or 582.032.
MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None
"THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED."
Dated: August 20, 2025
U.S. Bank Trust National Association, as Trustee
Mortgagee/Assignee of Mortgagee LIEBO, WEINGARDEN, DOBIE & BARBEE, P.L.L.P.
Attorneys for Mortgagee/Assignee of Mortgagee
4500 Park Glen Road #300 Minneapolis, MN 55416 (952) 925-6888
107 - 24-00720 FC
IN THE EVENT REQUIRED BY FEDERAL LAW: THIS IS A COMMUNICATION 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

Foreclosures

LEGAL DESCRIPTION OF PROPERTY: Lot 1, Block 3, Garden Acres This 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
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$142,203.72
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 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 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 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 or the property is not 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
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 of Mortgagee
1333 Northland Drive, Suite 205 Mendota Heights, MN 55120 801-355-2886
651-228-1753 (fax)
THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT 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 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 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 OF MORTGAGE: Assigned to: Mortgage Electronic Registration Systems, Inc., as nominee for One Savings Bank, by assignment 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 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, BROOKLYN PARK, MN 55443
COUNTY IN WHICH PROPERTY IS LOCATED: 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 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: November 24, 2025 at 10:00 AM
PLACE OF SALE: Hennepin County Sheriff's Office, Room 190, Old Courthouse, 350 South Fifth St., Minneapolis, MN 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 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, 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: September 15, 2025
NATIONSTAR MORTGAGE LLC
MORTGAGEE TROT T 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 COMMUNICATION FROM A DEBT COLLECTOR.
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
ASSIGNMENTS OF MORTGAGE: Said mortgage was assigned to VILLAGE CAPITAL & INVESTMENT LLC on December 30, 2024 and said assignment was recorded on January 10, 2025 and given document number 890064.
LEGAL DESCRIPTION OF PROPERTY: URBAN NO. 146, C1C NO. 323, VERMILION GROVE CONDOMINIUMS, A CONDOMINIUM, LOCATED IN DAKOTA COUNTY, MINNESOTA
The Torrens Certificate No. is 184441
PARCEL ID #: 14-82501-08-146
PROPERTY ADDRESS: 19632 Meadowlark Way, #146, Farmington, Minnesota 55024
TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.
TRANSACTION AGENT ID NO.: 1005186-000010037-0
LENDER OR BROKER: ABOR BANK
RESIDENTIAL MORTGAGE ORIGINATOR: N/A
CURRENT MORTGAGE SERVICER: Village Capital & Investment, LLC
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 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 foreclosure of the Mortgage and acceleration of the debt secures thereby have been fulfilled;
PURSUANT to the power of sale therein contained, said Mortgage will be foreclosed and the above-described property will be sold by the Sheriff of said county as follows:
DATE AND TIME OF SALE: October 9, 2025 at 10:00 am
PLACE OF SALE: Dakota County Law Enforcement Center, Lobby 5-100, 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, including attorneys' fees allowed by law, subject to redemption within six (6) months from the date of sale by the mortgagor, their personal representatives or 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 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 11:59 p.m.
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 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 Number 615249 in the Office of the County Registrar of Titles of Dakota County, Minnesota.
ASSIGNMENTS OF MORTGAGE: Assigned to: MTGLQ Investors, L.P. by assignment recorded on July 14, 2017 as Document Number 779806 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 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.
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.
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 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.
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 22, 2026.
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 26, 2025
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR REO TRUST 2017-RPL1
Mortgagee
TROT T 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 (651) 209-9760
(25-0499-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.
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 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 #5-100, Hastings, 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 Dakota and State of Minnesota, 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: 36-4600-07-050
"THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED."
Dated this 28th day of August, 2025
Joe Leko, Sheriff
Dakota County, Minnesota
By: /s/ Sergeant Brittany 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 and any information obtained will be used for that purpose.
8/29, 9/12, 9/19, 9/26, 10/3, 10/10 Star Tribune

Foreclosures

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.
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 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, 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 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 address:
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, you 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 you can get legal assistance.
NOTE: Even if you cannot get legal help, 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 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
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@hwmllawfirm.com
1333 Northland Drive, Suite 205 Mendota Heights, MN 55120
801-355-2886
Attorney for Plaintiff
9/12, 9/19, 9/26/25 Star Tribune

General Legal Notices

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 West Mortgage Company Inc., Plaintiff, vs.
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

General Legal Notices

torial/Clutter Removal & Support; Mechanical/ HVAC; Mold and Moisture 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 requirements, email Seth Johnson at sjohnson@caprw.org.

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/Janitorial/Clutter Removal & Support; Mechanical/ HVAC; Mold and Moisture 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 requirements, email Seth Johnson at sjohnson@caprw.org.

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 amendments 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.
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

PROBATES

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!

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-resident, having claims against the Estate are hereby notified that they must present their claims to the 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 Govt. Ctr. Minneapolis, Minnesota 55487-0340 and a Copy sent to Personal Representative (self) Barry Lee Lussier 4828 5th Ave South Minneapolis Minnesota 55419 By October, 15th 2025.
Court Case Number:
27-PA-PR-25-710
Dated this 9th day of September, 2025.

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