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 Publication		<u>Advertiser</u>	Account #	Order #
StarTribune	11/01/2024	DAKOTA COUNTY COMMUNITY DEV	1000368678	501279

- 4. The publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to § 331A.06, is as follows: \$364.00
- 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.	
Terri Swanson	
Subscribed and sworn to before me on:	11/01/2024
Diane E Rak Kleuzyk	
DIANE F RAK KLESZYK Notary Public Minnesota My Commission Expires January 31, 2027	

Notary Public

Community

County

Section-Page-Zone(s)

The Minnesota Star Tribune

Size:

Color

GENERAL POLICIES

Review your ad on the first day of publication. If there are mistakes, 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.

D4 • THE MINNESOTA STAR TRIBUNE

Legal Notices

PUBLIC NOTICE Dakota County Community Development Agency November 1, 2024

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: stantial amendments:

1. Decrease the project budget of \$362,653 for the 2021 Community Housing Development Organization (CHDO) Rental activity by \$300,000.

2. Create the 2021 CHDO Homeowner activity and fund it with a budget of \$300,000 of reallocated funds from the 2021 CHDO Rental

3. Cancel the 2021 Tenant Based Rental Assistance activity and reallocate the funds totaling \$18,000 to the 2021 Rental activity.

Please submit written and/or oral rease submit written analyor 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.

on the Dakota County and CDA websites at co.dakota.mn.us and websites at co.dakota.mn.us and www.dakotacda.org. The Dakota County CDA will accept comments now through December 2, 2024. 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 meeton 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 December 3, 2024 at 9:00 a m

CITY OF CHAMPLIN, MINNESOTA **GOOSE LAKE PKWY & ELM CREEK TR PROJECT STREET AND UTILITY IMPROVEMENTS**

IMPROVEMENT PROJECT NO. 22502 NOTICE IS HEREBY GIVEN that the Champlin City Council will meet at the Municipal Center located at 11955 Champlin Drive, on the 12th day of November, 2024, at 7:00 p day of November, 2024, at 7:00 p. m. for a Public Hearing for street rehabilitation by reclamation and paving, spot sidewalk and curb repairs, ADA and trail improvements, watermain, sanitary sewer, storm sewer, and street lighting improvements within Goose Lake Pkwy & Elm Creek Tr Project, Improvement Project No. 22502.

The areas to be assessed for said improvements pursuant to Minne-sota State Statutes, Sections 429.

- Goose Lake Pkwy, between Ha-zelwood Lane and Elm Creek Pkwy
- Elm Creek Tr Highview Ct Hilltop Ct
- Magnolia CtNorway CtOakview Ct

The estimated cost of the improvement is \$4,137,545.56. A reasonable estimate of the impact of the assessment will be available

Such persons as desire to be heard with reference to the proposed improvement will be heard at said Public Hearing.

Julie Tembruell, City Clerk

To Be Published twice, in the Star Tribune, November 1st & November 8th, 2024.

Ordinance No. 1425

Amending the Zoning Code of the City of Fridley

The City of Fridley does ordain, after review, examination and staff recommendation the following:

That Appendix D of the Fridley City Code is amended hereinafter as

The tracts of areas within the County of Anoka and the City of Fridley addressed as:

6677 Lucia Lane N.E. and legally

Lots 2 and 3, Block 1, Valley Addition, Anoka County, Minnesota (Torrens Property)

That upon receiving an executed declaration of restrictive cove-nants from the property owners that will restrict the use of the property to a duplex, the Comproperty to a duplex, the Com-munity Development Director, or their designee is directed to change the official zoning map to show said tract or area to be rezoned from Zoning District R-1, Single Family to R-3, General Multi-

Passed and adopted by the City Council of the City of Fridley on this 28th day of October 2024.

Scott J. Lund - Mayor Melissa Moore - City Clerk

Public Hearing: October 14, 2024 First Reading: October 14, 2024 Second Reading: October 28, 2024 Publication: November 1, 2024

Your move. Your ad.

Legal Notices

CITY OF CHAMPLIN, MINNESOTA **JEFFERSON HWY/ELM CREEK PKWY/SIGNALS PROJECT STREET AND UTILITY IMPROVEMENTS**

IMPROVEMENT PROJECT NO. 22501

NOTICE IS HEREBY GIVEN that the NOTICE IS HEREBY GIVEN that the Champlin City Council will meet at the Municipal Center located at 11955 Champlin Drive, on the 12th day of November, 2024, at 7:00 p. m. for a Public Hearing for street rehabilitation by mill and overlay, spot sidewalk and curb repairs, ADA improvements, storm sewer improvements, and signal improvements within Jefferson Hwy/Elm Creek Pkwy/Signals Project, Improvement Project No. 22501.

The areas to be assessed for said improvements pursuant to Minnesota State Statutes, Sections 429. 011 to 429.111, are as follows:

• Jefferson Hwy, between Elm Creek Pkwy and 109th Ave • Elm Creek Pkwy, between Jeffer-son Hwy and Hwy 169

The estimated cost of the improvement is \$1,230,512.94. A reasonable estimate of the impact of the assessment will be available Such persons as desire to be heard with reference to the proposed improvement will be heard at said Public Hearing.

Submitted by:

Julie Tembruell

Julie Tembruell, City Clerk To Be Published twice, in the Star Tribune, November 1st & November 8th, 2024.

NOTICE OF A PUBLIC HEARING

November 12, 2024, 7:00 p.m. City Hall, 3301 Silver Lake Road, St. Anthony, MN 55418

Notice is hereby given that the City of Saint Anthony Village City Council will hold a public hearing to solicit public response to the Ordinance Amendments for Sections §33.018 Sewer Charge Rate and Metro Waste Surcharge, §33.036 Water Charges to Owner; §33.038 Commencing & Discontinuing Service, §33.061 Establishment of Fee Amounts, §33.062 Fees Established by Resolution and §33.090 Charges for Storm Water Facilities. The City Council agenda and packet item relating to this item will be made available prior to the meeting online at www.savmn.com. ing online at www.savmn.com.

Ways to Comment:

In Person The public is welcome to attend in person at the City of Saint Antho-ny Community Center, 3301 Silver Lake Road, in the Council Cham-bers at 7:00 p.m.

Written
Written comments may be taken
at the St. Anthony Village City Hall,
3301 Silver Lake Road, St. Anthony
Village, Minnesota 55418 or online
at savmn.com (under How Do I->
Cubait a Comment/Outside for Submit-> Comment/Question for City Council Meetings) until the date of the public hearing.

Jennifer Doyle

NOTICE OF PUBLIC HEARING TO CONSIDER A REQUEST FOR A
PLANNED UNIT DEVELOPMENT
AMENDMENT

You are hereby notified that the Prior Lake Planning Commission will hold a public hearing at Prior Lake City Hall, located at 4646 Dakota Street SE, Prior Lake, MN 55372 on Wednesday, November 13th, 2024 at 6:00 p.m. Carol Lansing on behalf of the Shakopee Mdewakanton Sioux Community (SMSC), is requesting a Major Planned Unit Development Amendment to the Shepherd's Path Planned Unit Development (PUD) Plan. The SMSC is proposing to remodel the interior of the building to expand the existing building to expand the existing lower-level childcare facilities throughout the rest of the building. No building additions are being contemplated.

The property is legally described as Lot 1, Block 2, Shepherds Path Addition Address: 3575 North Berens RD NW, Prior Lake, MN 55372

Prepared October 25, 2024. Haile Tegegne, Community Development Assistant City of Prior Lake

To be published in the Minnesota Star Tribune, on Friday,

November 1, 2024. NOTICE OF PUBLIC HEARING TO **CONSIDER A REQUEST FOR** VARIANCÈS AT 2523 SPRING LAKE RD SW,

PRIOR LAKE, MN You are hereby notified that the Prior Lake Planning Commission will hold a public hearing at Prior Lake City Hall, located at 4646 Dakota Street SE, Prior Lake, MN 55372, on Wednesday, November 13, 2024 at 6:00 p.m. On behalf of the property owner, Taylor Tschida from Land & Resource Consulting, Inc. is requesting variances from the front yard setback, rear yard setback from the Ordinary High Water (OHW) level, and the maximum impervious surface cover-You are hereby notified that the mum impervious surface cover-age.

The property is legally described as Lots 2 & 3, Butternut Beach Ex. Westerly P/O Lot 2 Address: 2523 Spring Lake Road SW, Shakopee, MN 55379 PID: 251310020

Prepared on October 29, 2024. Haile Tegegne, Development Services Assistant City of Prior Lake

To be published in the Minnesota Star Tribune, on Friday, November 1, 2024.

NOTICE OF PUBLIC HEARING

Notice is hereby given that there will be a public hearing of the Fridley City Council at Fridley City Hall, 7071 University Avenue NE on November 12, at 7 p.m.

The Public Hearing will consider Ordinance No. 1427 to transfer Ordinance No. 1427 to transfer property to Pulte Homes of Minnesota, LLC, to correct an unauthorized transfer of the parcels, legally described as Outlots A, B and C, Locke Pointe, Anoka County, Min-

Any person desiring to be heard will be given an opportunity at the above stated time and place. Or comments may be submitted be-fore the meeting to Paul.Bolin@ FridleyMN.gov or 763-572-3591.

StarTribune

Legal Notices

NOTICE OF PUBLIC HEARING TO CONSIDER A REQUEST FOR A COMBINED PRELIMINARY AND

55372, on Wednesday, November 13, 2024 at 6:00 p.m. M P HOLD-INGS LLC is proposing a combined preliminary and final plat to be known as Revere Addition to consist of one commercial parcel of approximately 1.42 acres and one Outlot of approximately 7.16 acres reserved for future development.

The property is legally described as P/O Section 7, Township 114, Range 21. Full legal description available at Prior Lake City Hall. Address: 6025 170th Street E., Prior Lake MEE272 Lake, MN 55372 PID: 259070010

Prepared this October 30, 2024 Haile Tegegne, Development Services Assistant City of Prior Lake

To be published in the Minnesota Star Tribune, on Friday, November 1, 2024.

NOTICE OF PUBLIC HEARING TO CONSIDER A REQUEST FOR A CONDITIONAL USE PERMIT

You are hereby notified that the Prior Lake Planning Commission will hold a public hearing at Prior Lake City Hall, located at 4646 Dakota Street SE, Prior Lake, MN 55372, on Wednesday, November 13th, 2024 at 6:00 p.m. to consider an application from Spot's Last Stop Canine Rescue requesting a Conditional Use Permit to allow an Animal Handling business. Animal Handling business.

The property is legally described as P/O Section 7, Township 114, Range 21. Full legal description available at Prior Lake City Hall. Address: 6025 170th Street E., Prior Lake, MN 55372 PID: 259070010

Prepared October 28, 2024

To be published in the Minnesota Star Tribune, on Friday, November 1, 2024.

Notification is hereby given that JPMorgan Chase Bank, N.A., 1111 Polaris Parkway, Columbus, Ohio 43240 has filed an application with the Office of the Comptroller of the Currency (the "OCC") on or about November 1, 2024, as specified in 12 CFR Part 5, for permission to establish a domestic branch at the northeast corner of the intersection of Jackson Avenue northwest and Hold Street northwest, Elk River, Sherburne County, MN 55330. If you have any additional comments, you can send them to the Director for Large Bank Licensing, Office of the Comptroller of the Currency, 7 Times Square, 10th Floor Mailroom, New York, New York 10036 or LicensingPublic Comments@occ.treas.gov., within 30 days of the date of this publication. The public portion of the filing is available upon request from the OCC. The public may find information about the filing (including the closing date of the comment period) in the OCC's Weekly Bulletin available at www.occ.gov. **Legal Notice**

Redeemer Center for Life, Incorporated (RCFL), a Minnesota Non-Profit, located at 350 Logan Avenue North Minneapolis, MN 55405 is in the process of dissolving. RCFL has filed a notice of intent to dissolve with the Minneapoles Condissolve with the Minnesota Sec

retary of State as of October 25, 2024. 2024. Any written claims against RCFL should be sent to: Redeemer Cen-ter for Life. Inc. 1800 Glenwood Avenue Minneapolis, MN 55405 Claims must be received by

Certificate of Assumed Name

utes: the undersigned, who is or will be conducting business in the State of Minnesota under an assumed name, hereby certifies: 1. State the exact assumed name under which the business is or will be conducted: Revival House be conducted: Revival House
2. State the address of the principal place of business. 12955 Highway 55, Plymouth MN 55441
3. List the name and complete street address of all persons conducting business under the above Assumed Name.
Revival House, Limited Liability Company 12955 Highway 55, Plymouth MN 55441
Bre Perrigo 12955 Highway 55, Plymouth MN 55441
4. I certify that I am authorized to

Plymouth MN 55441
A. I certify that I am authorized to sign this certificate and I further certify that I understand that by signing this certificate, I am subject to the penalties of perjury as set forth in Minnesota Statutes section 609.48 as if I had signed this certificate under oath.

Dated: 10/24/24

uateu: 10/24/24 (Signed) Sarah Baso, Esq. on behalf of Bre Perrigo, owner of Revival House, Limited Liability Dated: 10/24/24

Proposals for Bids

Sealed proposals will be received by the Cooperative Purchasing Connection (CPC) on behalf of its current and potential member agencies for RFP 25.8 School Food

Specifications and forms may be obtained by registering for free with CPC on Public Purchase (ww

Proposals must be uploaded to Public Purchase before 4:30 p.m. CT on Monday, November 25, 2024 Late proposals will not be consid-



All rental advertising in the Star Tribune is subject to the laws which make it illegal to advertise "any preference, limitation or discrimination based on race, color, national origin, ancestry, religion, creed, sex, marital status, sexual orientation, handicap, disability, familial status or status regarding public assistance or an intention to make any such

The Star Tribune will not knowingly accept any advertisements which are in violation of the law. All dwellings advertised in the Star Tribune publications are available on an equal opportunity basis.

> MN Human Rights 651-296-5663 Rental Home Line 612-728-5767

107 Home & Commercial Services

J. Brothers Landscaping

Pavers, mowing, mulch, new sod, rocks, gutter cleaning, clean-up. Free estimates. 612-380-4468 clean-up.

LANDSCAPING & PATIOS

www.HappyYardMN.com

FALL CLEAN-UPS & GUTTER CLEANING! Shrub & brush removal. Trees, tree & shrub trimming. Sod installation, lawn ming. Sod installation, lawr seeding, top soil, sod removal Any type of landscaping, grad Any type of landscaping, grading yards, river rocks, mulch, garden, patio installation. Privacy & chain link fence installation & repairs. Deck repair. Wall & garden timbers, block retaining walls. Stump grinding. Power washing. Staining.

Residential & Commercial 20% Off Competitors!

J. Mendoza 612-990-0945

PAINTING - G.R.'s Painting Wallpaper Removal. Woodworking.. Int/Ext. Free Est. Low Rates. 20 Yrs Exp. In Fridley. Grant 763-789-2510

> Health & Wellness Services

Massage. TREAT YOURSELF TO A RE-LAXING MASSAGE By MARY. Swed-ish + esalen, certified. 763-568-4514 Place a classified ad today.

Mortgage Foreclosures NOTICE OF MORTGAGE FORE-

CLOSURE 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

MORTGAGOR: Barry J. Nustad, a

MORTGAGOR: Barry J. Nustad, a single man.
MORTGAGEE: Mortgage Electronic Registration Systems, Inc. as nominee for Bell Bank its successors and assigns.

DATE AND PLACE OF RECORDING:
Filed December 10, 2019, Hennepin
County Registrar of Titles, Document No. T05669197 on Certificate ment No. 105669197 on Certificate of Title No. 1496156.
ASSIGNMENTS OF MORTGAGE: Assigned to: U.S. Bank National Association. Dated August 12, 2021 Filed August 12, 2021, as Document No. 5865797.
Said Mortgage being upon Registered Land.

tered Land.
TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.
TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER
ON MORTGAGE: 1010104-

ON MORTGAGE: 10 IU IU4-1000063769-9 LENDER OR BROKER AND MORT-GAGE ORIGINATOR STATED ON MORTGAGE: Bell Bank RESIDENTIAL MORTGAGE SERVICER: U.S. Bank National As-MORTGAGE

sociation
MORTGAGED PROPERTY ADDRESS: 10401 Cedar Lake Road
#207, Minnetonka, MN 55305
TAX PARCEL I.D. #: 12-117-22-310015
LEGAL DESCRIPTION OF PROPERTY: Apartment No. 207, Apartment
Ownership No.125, Greenbrier Village Condominium Four, a Condominium, located in Hennepin Counminium, located in Hennepin County, Minnesota. COUNTY IN WHICH PROPERTY IS LOCATED: Hennepin ORIGINAL PRINCIPAL AMOUNT OF

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$155,200.00
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$153,930,78
That prior to the commencement of this mortgage foreclosure proceeding Mortgagee/Assignee of Mortgagee compiled with all notice 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 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:

follows:
DATE AND TIME OF SALE: September 19, 2024 at 11:00 AM
PLACE OF SALE: Hennepin County
Sheriff's Office, Civil Division, Room
190, 350 South 5th Street, 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 Jaw sub-

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 propmortgagor(s) must vacate the prop erty if the mortgage is not reinstated under section 580.30 or the properunder section 580.30 or the property is not redeemed under section 58 0.23 is 11:59 p.m. on March 19, 2025, 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 MORTGA-GOR, THE MORTGA-GOR'S PER-SONAL REPRESENTATIVES OR AS-SIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS 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 ERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABAN-

Dated: July 24, 2024 U.S. Bank National Association

U.S. Bank National Association 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 19 - 24-004592 FC IN THE EVENT REQUIRED BY FEDERAL LAW: THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. TOR.
NOTICE OF POSTPONEMENT OF

FORECLOSURE

Pursuant to the provisions of Min-nesota Statutes 580.07, the foregonesota Statutes 580.07, the forego-ing foreclosure sale is postponed until October 31, 2024 at 11:00 AM at the Hennepin County Sheriff's Of-fice, Civil Division, Room 190, 350 South 5th Street, Minneapolis, MN, in said county and state. in said county and state. Dated: September 18, 2024. U.S. Bank National Association
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

Minneapolis, MN 55416 (952) 925-6888 19 - 24-004592 FC IN THE EVENT REQUIRED BY FEDERAL LAW: THIS IS A COMMUNI

315 Festivals/Crafts/Flea Markets

Champlin Women of Today

Collectibles

COIN SHOW NOVEMBER 3, 9-4. Cambria Hotel, 9655 Grove Circle, Maple Grove. 651-269-5846

Liberty Coin Club Show St. Anthony High School 3303 33rd Avenue NE. 11/2, 9a-3:30p

FREE FIREWOOD Oak & Maple

Bernese Mountain Dog Puppies These nicely marked, chunky pups are 9 wks old, located 1 hour north of

COCKER SPANIEL PUPS Chocolate, males. \$400-\$550. Ready now! 218-821-0834 No texts please.

Coton de Tulear AKC reg, family raised, all white, happy & healthy. \$2,400.00 763-333-4490 English Springer Spaniel Puppies AKC 7M 2F Dews, Tails, 1st shots and vet checked. Parents genetically tested. Ready for homes now, \$1,000 Chaska MN, call/text (952) 807-6181

CATION FROM A DEBT COLIFC-

MORTGAGE FORECLOSURE SALE
Pursuant to the provisions of Minnesota Statutes 580.07, the foregoing foreclosure sale is postponed until December 12, 2024 at 11:00 AM at the Hennepin County Sheriff's Office, Civil Division, Room 190, 350 South 5th Street, Minneapolis, MN, in said county and state. in said county and state Dated: October 30, 2024. U.S. Bank National Association

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 her secured is postitions of fault has occurred in conditions of the following described mortgage: DATE OF MORTGAGE: July 20, 2007 MORTGAGOR: Daniel R. Potvin and

nee for Suntrust Mortgage, Inc., its successors and assigns. DATE AND PLACE OF RECORDING: Recorded July 25, 2007 Anoka County Recorder, Document No. 19 94684.005.

ASSIGNMENTS OF MORTGAGE: Assigned to: Ditech Financial LLC f/k/a Green Tree Servicing LLC. Dated September 9, 2015, as Document No. 2117626.001. And an assignment to: NewRez LLC d/b/a Shellpoint Mortgage Servicing. Dated December 21, 2019 Recorded January 3, 2020, as Document No. 2247768.001. And an assignment to: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Suntrust Mortgage, Inc., its successors and assigns. 2024 Rec tion. Dated January 9, 2023 corded April 13, 2023, as Docu corded April 13, 2023, as Document No. 2388670.001. And an assignment to: U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust. Dated February 1, 2023 Recorded April 13, 2023, as Document No. 2388670.

Electronic Registration Systems,

Inc.
RESIDENTIAL MORTGAGE
SERVICER: Selene Finance LP
MORTGAGED PROPERTY ADDRESS: 1012 104th Avenue Northwest, Coon Rapids, MN 55433
TAX PARCEL I.D. #: 23-31-24-420023

TY: Lot 32, Block 1, Shannon Park, Anoka County, Minnesota COUNTY IN WHICH PROPERTY IS LOCATED: Anoka
ORIGINAL PRINCIPAL AMOUNT OF
MORTGAGE: \$180,000.00
AMOUNT DUE AND CLAIMED TO
BE DUE AS OF DATE OF NOTICE,
INCLUDING TAXES, IF ANY, PAID
BY MORTGAGEE: \$189,143.48
That prior to the commencement of
this mortgage foreclosure proceeding Mortgagee/Assignee of
Mortgagee complied with all notice
requirements as required by statute: 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: May 30, 2024 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, waless otherwise provided by Jaw.

GAGE: None "THE TIME ALLOWED BY LAW FOR "THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGA-GOR, 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

GERMAN SHEPHERD PUREBRED Black & tan, vet checked vaccinated, dewormed. DOB 8/16/24. Both parents onsite. Family raised w/kids. \$650. 715-669-7306

FRIDAY, NOVEMBER 1, 2024

PUPPIES Toy/Mini Breeds, variety. Vet chkd, hlth guar., shots. Friendly! \$250 & up. Cash. **320-232-9109** Schnoodle pups 4sale. DOB:8/27/24.

old male. Vet checked, 1st shots, dewormed. \$1800 218-522-1036 YORKSHIRE TERRIER - PUREBRED F. 6 WKS. Adorable! Singleton bir DNA Test. Vet chkd. 952-807-2852

420 Campgrounds & RV Parks

Seasonal campsites Linwood Resort Lk Osakis 5/1 - 10/1 320-859-2175 vacation@linwoodresort.com

Seasonal cabins Summer 2025. 3 & 4 br. Linwood Resort on Lake Osakis. www.linwoodresort.com

Olsmobile Cutlass Brougham Supreme 1986 ~ 97,000 miles with very minor rust on rocker panel drivers side. \$10,000. 218-409-4144

\$\$\$\$\$ CASH FOR CARS \$\$\$\$\$Repairables or Junkers 612.414.4924

THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROP

THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED."
Dated: March 26, 2024
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

Pursuant to the provisions of Minnesota Statutes 580.07, the foregoing foreclosure sale is postponed until October 30, 2024, at 10:00 AM at the Anoka County Sheriff's Office 13301 Hanson Boulevard NW, Andover, MN, in said county and state. Dated: October 30, 2024.

Dated: October 30, 2024.
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 Boad #300

IN THE EVENT REQUIRED BY FED-ERAL LAW: THIS IS A COMMUNI-CATION FROM A DEBT COLLEC-TOR.

CLOSURE SALE CLOSURE 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: August 27,
2021

Hegistration Systems, Inc. as mortgagee, as nominee for Cardinal Financial Company, Limited Partnership its successors and assigns. DATE AND PLACE OF RECORDING: Filed September 3, 2021, Hennepin County Registrar of Titles, Document No. 5873220 on Certificate of ment No. 5873220 on Certificate of Title No. 1529497.
ASSIGNMENTS OF MORTGAGE: Assigned to: Cardinal Financial Company, Limited Partnership. Dated August 22, 2024 Filed August 28, 2024, as Document No. 6092621.
Said Mortgage being upon Regis-

Registration Electronic Registration Systems, Inc.
TRANSACTION AGENT'S MORT-GAGE IDENTIFICATION NUMBER ON MORTGAGE: 1000922-1401238546-8
LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Cardinal Financial Company, Limited Partnership RESIDENTIAL MORTGAGE SERVICER: Cardinal Financial Company, Limited Partnership

been instituted at law or outerwise 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

above described property will be sold by the Sheriff of said county as follows:
DATE AND TIME OF SALE: October
29, 2024 at 11:00 AM
PLACE OF SALE: Hennepin County
Sheriff's Office, Civil Division, Room
190, 350 South 5th Street, Minneapolis, MN to pay the debt then secured by said Mortgage, and taxes,
if any, on said premises, and the
costs and disbursements including costs and disbursements, including attorneys' fees allowed by law sub ject to redemption within six (6) months from the date of said sale

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 to the pro

CRAFT SHOW!

Sat., November 2, 9 am-4 pm CHAMPLIN PARK HIGH SCHOOL Women of Today is a non-profit volunteer organization. Proceeds benefit Champlin Park H.S. & the community.

You cut & haul away. 763-219-6224

Twin Cities. Parents are AKC reg & health tested. 763-333-4490

Mortgage Foreclosures

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE

U.S. Bank National Association
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
19 - 24-004592 FC
IN THE EVENT REQUIRED BY FEDERAL LAW: THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

TOR. 11/1/24 Star Tribune NOTICE OF MORTGAGE FORE-CLOSURE SALE

Amber L. Novak, husband and wife. MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Suntrust Mortgage, Inc., its

Inc., its successors and assigns Dated February 20, 2024 Record March 4, 2024, as Document No. 409245.001. And an assignment to: Federal National Mortgage Associa-

TRANSACTION AGENT: Mortgage

TRANSACTION AGENT'S MORT-GAGE IDENTIFICATION NUMBER MORTGAGE: 100010402062663145 LENDER OR BROKER AND MORT-GAGE ORIGINATOR STATED ON MORTGAGE: Suntrust Mortgage,

0023 LEGAL DESCRIPTION OF PROPER-

follows: DATE AND TIME OF SALE: May 30,

occupied, single-family dwelling unless otherwise provided by law 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 58 0.23 is 11:59 p.m. on December 2, 2024, 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

Dogs

1755chevy@gmail.com. Call/text 712-441-0384 Yorkie Parti AKC Parti Yorkie. 9wk

Vacation Guide

ANTIQUE, CLASSIC & CUSTOMIZED VEHICLES Chevrolet 1940 Master Deluxe 2 door sedan. Nice upholstery, body. 216 motor, bad. \$10,500 OBO. Call John, 507-434-9435 for pics & info.

VEHICLES WANTED

Mortgage Foreclosures

Attorneys for Mortgagee/Assignee of Mortgagee 4500 Park Glen Road #300 Minneapolis, MN 55416 (952) 925-6888 107 - 23-006172 FC IN THE EVENT REQUIRED BY FEDERAL LAW: THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE MORTGAGE SALE

4500 Park Glen Road #300 Minneapolis, MN 55416 (952) 925-6888 107-23-006172

11/1/24 Star Tribune NOTICE OF MORTGAGE FORE-

2021 MORTGAGOR: Thomas Rayl, a Single Man. MORTGAGEE: Mortgage Electronic Registration

Said Mortgage being upon Regis-TRANSACTION AGENT: Mortgage

SERVICER: Cardinal Financial Company, Limited Partnership MORTGAGED PROPERTY ADDRESS: 401 North 2nd Street #620, Minneapolis, MN 55401
TAX PARCEL I.D. #: 22-029-24-13-0704 & 22-029-24-13-1057
LEGAL DESCRIPTION OF PROPERTY: Unit No. 5-620, CIC No. 1428, Security Warehouse/5th Avenue Lofts, a condominium located in the County of Hennepin, Minnesota. Unit No. G305, CIC No. 1429, Security Warehouse/5th Avenue Lofts Parking, a condominium located in the County of Hennepin, Minnesota.

curity Warehouse/5th Avenue Lofts Parking, a condominium located in the County of Hennepin, Minnesota. COUNTY IN WHICH PROPERTY IS LOCATED: Hennepin ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$458,910.00 AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$447,388.85 That prior to the commencement of this mortgage foreclosure proceeding Mortgagee/Assignee of Mortgagee compiled 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

2025, unless that date falls on a weekend or legal holiday, in which case it is the next weekday, and unless the redemption period is reduced to 5 weeks under MN Stat. Secs. 580.07 or 582.032. MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORT-

CLASSIFIEDS + PUBLIC NOTICES

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FINAL PLAT

You are hereby notified that the Prior Lake Planning Commission will hold a public hearing at Prior Lake City Hall, located at 4646 Dakota Street SE, Prior Lake, MN 55372, on Wednesday, November 13, 2024 at 6:00 p.m. M P HOLD-INGS II C is proposing a combined

Haile Tegegne, Community Development Assistant City of Prior Lake

NOTICE

January 29, 2025. **Certificates of Assumed Name** State of Minnesota, Pursuant to the Chapter 333 Minnesota Stat-

Cooperative Procurement Consulting and Management.



Mpls. Civil Rights 612-673-3012

MORTGAGE