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	05/25/2024	DAKOTA COUNTY COMMUNITY DEV	1000368678	489146

- 4. The publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to \S 331A.06, is as follows: \$207.20
- 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:	05/28/2024
Diane E Rok Klesgyk	
DIANE E RAK KLESZYK Notary Public Minnesota My Commission Expires January 31, 2027	

Notary Public

Commu

NOTICE

Community Developme

Dakota County

Agency:

0000489146-01

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.

Legal Notices

Notice is hereby given of an opportunity for public comment on a proposed substantial amendment to the Dakota County Emergency Solutions Grant (ESG) Program.

The Dakota County 2022 Action Plan shall be amended to create the Homelessness Prevention ac-tivity and fund it with a budget of

Persons seeking more information

on the proposed substantial amendments should contact Mag-

gie Dykes, Assistant Director of

gie Dykes, Assistant Director of Community and Economic Development, at the Dakota County Community Development Agency (CDA), telephone (651) 675-4464. Public comments may be submitted orally or in writing to the CDA through June 24, 2024. Approval of the proposed 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 Administration Center, third floor, 1590 Highway 55, Hastings, MN 55033 on June 25, 2024 at 9:00 a.m.

CHIFF'S TOWING PUBLIC NOTICE

Pursuant of MN Statue 168B.06 Notice of taking and sale. TOWED BLOOMINGTON 3/19/24 2016 Kia 5XXGT4L37GG039325

TOWED RICHFIELD 3/11/24 2001 JEEP 1J4GW48S01C545958

2001 JEEP 1J4GW48S01C545958 TOWED BLOOMINGTON 3/19/24 2016 KIA KNDJN2A27G7402147 TOWED RICHFIELD 3/19/24 2018 KIA 3KPFL4A70JE242686 TOWED RICHFIELD 03/19/24 2014 KIA 5XXGM4A74EG327075 TOWED BLOOMINGOTN 3/23/24 2016 NISSAN 3N1AB7AP7GY333141

2016 NISSAN 3N1AB7AP7GY333141 TOWED RICHFIELD 3/21/24 2006 PONTIAC 1G2ZG558864105695 Failure of owner/lien holder to Reclaim vehicle per MN Statue 168B.07 & 168b.051 will result in Waiver of all rights to vehicle and Sale or auction per 168B.08 To be sold in May 2024

107 Home & Commercial Services

J. Brothers Landscaping

Pavers, mowing, mulch, new sod, rocks, gutter cleaning

LANDSCAPING & PATIOS

www.HappyYardMN.com

Spring clean-ups. Trees. Shrub & brush removal, tree & shrub trimming. Sod installation, lawn seeding, top soil, sod removal. Any type of landscaping, grading yards, river rocks, mulch, garden, patio installation. Privacy & chain link fence installation & repairs. Foundation repair, concrete repair, deck repair. Wall & garden timbers, block retaining walls. Stump grinding. Gutter cleaning.

Residential & Commercial

20% Off Competitors!

J. Mendoza 612-990-0945

Place a classified ad today.

Mortgage Foreclosures

Free estimates **612-380-4468**

Dakota County Community

Development Agency May 25, 2024

PUBLIC NOTICE

Size:

Color -

Insertion Nun

Ad Number:

107 Home & Commercial Services

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

216 General Announcements

Former Northwestern Bell Employees -

Please contact Derek Warnke at 314-437-0767 If you worked at Northwestern Bell in downtown Minneapolis, MN as a switchboard operator between 1965-1969.

"Massive Coin, Currency &

SUN JUNE 2, 2024, 11AM.
OVER 600 LOTS, 1000s OF COINS,
CURRENCY & FABULOUS JEWELRY
WWW.PROXIBID.COM/JPC
HELD AT SHAKOPEE
AMERICAN LEGION
1266 1st Ave. E. Shakopee, MN
James Peterson Company LLC
Lic # 272-2040
612-231-5999 imauctnr@yahoo.com

Jewelry Auction"

PAYING CASH (no check) for gold/10k, 14k, 18k, 22k & dental, silver, silver coin. sterling flatware, diamonds, Rolex, highnatware, diamonds, kolex, nign-end watches, QVC/HSN, antique jewelry, collectibles, old comics & baseball cards, etc. We make house calls or our office. 45 yrs bus. BBB-A+/WCCO #1 Appraiser/ 5 Stars. Call for free advice & ap-

WE BUY OLD CLOTHES Local shop owners looking to buy your 90's and older vintage cloth-ing. We come to you. House clean-outs available. Call 612-400-2825.

pointment. 9am-9pm/7 days a week. Mark & Susan 612-802-9686

395 Misc. For Sale & Wanted

Books Wanted!! \$\$Cash\$\$ for used books! Many topics wanted. Americana, military, scholarly press, vinosnbooks@gmail.com; text 435-770-6601

Disabled Man with Mental Illness Wants Donated Items Call Dan 952-884-6588

FREON WANTED

Certified buyer looking for R11, R12, R22 & more! Call Xiomara at 312-697-1976 3126971976

PINBALL MACHINES WANTED Any condition. Can pick up 40+ yrs exp. 612-747-8458

BENGAL KITTENS. Health guarantee, shots, microchipped, socialized 507-696-3647 www.hiddenvalleydoodles.com

Dogs **BERNEDOODLES MINI & medium**

sizes tri colors \$1,200.00 507-251-1909 **BOSTON TERRIER PUPPIES** Born 4-3-

24. Family raised, have parents, Vet Checked, first shots, dewormed, Dew claws, Purebred. Very friendly. RANDOLPH, MN. \$600. 612-516-4083 English Springer Spaniel puppies, AKC, 2F, 1M, lvr/wht, shots/wrm/ dews, F\$675, M\$650 507-626-0302 www.homestead.pampfarms.com English Springer Spaniel Pups, 5F 4M AKC registered amazing hunting and family dogs. Tri,roan,sable col-orings. Dews tails done. Vet chkd. Avil 6/10. \$1,000.00 763-290-9786

German Shepherd AKC Pups 8wk old pups ready to go 6/15/24/M/F www.westboundgermanshepherds. com \$1,500.00 320-221-3090 GOLDENDOODLE MINI PUPS red &

white, non-shed. Used to children & cat. Loving! \$500. 715-773-8284 Golden Retriever puppies Dark in color, purebred AKC, vet checked Ready early June Males-1000 Females-1200 218-838-0948

POODLES TOY, M & F

Mortgage Foreclosures

line of Lot 1, Block 1, Prairie Woods

Estates, to its intersection with the West line of said Outlot "A" (Tract C)

and the South of the Westerly ex-tension of the North line of said Lot

tension of the North line of saíd Lot 1, Block 1, Prairie Woods Estates, to its intersection with the West line of said Outlot "A" (Tract C), and over and across that part of Outlot "A" (Tract C) of said Prairie Woods Estates, which lies North of the Westerly extension of the South line of Lot 2, Block 1, Prairie Woods Estates)

Lot 2, Block 1, Prairie Woods Estates, to its intersection with the West line of said Outlot "A" (Tract C) and South of the Westerly extension

of the North line of said Lot 2, Block 1, Prairie Woods Estates, to its in-

1, Prairie Woods Estates, to its in-tersection with the West line of said Outlot "A" (Tract C); and having as an appurtenance thereto a perpetual non-exclusive, non-vehicular ease-ment over and across the aforemen-tioned easements of Lots 1 and 2, Block 1, Sherburne County, Minne-softa.

sota.
STREET ADDRESS OF PROPERTY:
1302 47TH ST SE, SAINT CLOUD,
MN 56304
COUNTY IN WHICH PROPERTY IS
LOCATED: Sherburne County, Min-

THE AMOUNT CLAIMED TO BE DUE

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$49,733.20
TRANSACTION AGENT: None NAME OF MORTGAGE ORIGINATOR: U.S. Bank National Association ND, n/k/a U.S. Bank National Association successor by merger to U.S. Bank National Association ND RESIDENTIAL SERVICER: U.S. Bank National Association ND RESIDENTIAL SERVICER: U.S. Bank National Association

National Association
TAX PARCEL IDENTIFICATION
NUMBER: 25-414-0010
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.

therein has been returned fied, in whole or in part.
PURSUANT, to the power of sale contained in said mortgage, the showe described property will be

above described property will be sold by the Sheriff of said county as

DATE AND TIME OF SALE: June 25,

DATE AND TIME OF SALE: June 25, 2024 at 10:00 AM. PLACE OF SALE: Sherburne County Sheriff's Office, 13880 Highway 10, Elk River, MN 55330. 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 repre-

mortgagor(s), their personal representatives or assigns is six (6)

months from the date of sale.
TIME AND DATE TO VACATE PROP-

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 December 26, 2024.

THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR, THE MORTGAGOR, SPERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER 1S

WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA

13 weeks. Shots. 952-353-4774

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 de-fault has occurred in the conditions of the following described mort-

gage:
DATE OF MORTGAGE: August 19,
2004 2004
ORIGINAL PRINCIPAL AMOUNT OF
MORTGAGE: \$39,000.00
MORTGAGOR(S): John Theis and
Sandra Theis, husband and wife
MORTGAGEE: U.S. Bank National MORTGAGEE: U.S. Bank National Association ND, n/k/a U.S. Bank National Association successor by merger to U.S. Bank National Asso

merger to U.S. Bank National Asso-ciation ND
DATE AND PLACE OF FILING: Re-corded on October 6, 2004 as
Document Number 565657 in the
Office of the County Recorder of
Sherburne County, Minnesota.
ASSIGNMENTS OF MORTGAGE:
Assigned to: None.
LEGAL DESCRIPTION OF PROPER-TY: That part of Outlot "A", Prairie
Woods Estates, which lies North of
a line described as beginning at the
Northeast corner of Lot 1, Block 2,
of said plat; thence West along the
North line of said Lot 1, and the
Westerly extension thereof for 1207.
35 feet to the Westerly line of said Westerly extension thereof for 1207. 35 feet to the Westerly line of said Outlot "A" and there terminating, except therefrom that part of said Outlot "A" which lies within 33 feet on each side of the following described line: Beginning at a point on the West line of Wild River Drive distant 33.00 feet North of the Northeast corner of Lot 1, Block 2, in said plat; thence West and parallel with the North line of said Lot 1 for 837.16 feet; thence deflect to the right feet; thence deflect to the right along a tangential curve, having a radius of 60.00 feet and a central radius of 60.00 feet and a central angle of 90 degrees 00 minutes, for 94.25 feet to a point of reverse curve; thence deflect to the left along a curve, having a radius of 23 5.00 feet and a central angle of 43 degrees 20 minutes, for 177.73 feet; thence Northwesterly on tangent to the last mentioned curve for 145.76 feet to the Westerly line of said Outlot "A" and there terminating. Said tract being subject to and having as an appurtenance thereto an easement for ingress and egress ing as an appurtenance thereto an easement for ingress and egress over that part of said Outlot "A" which lies within 33 feet on each side of the following described center line: Beginning at a point on the West line of Wild River Drive in said plat distant 33.00 feet North of the Northeast corner of said Lot 1; thence West and parallel with the North line of said Lot 1 for 595.00 feet and there terminating. Said easement to include that part of said Outlot "A" which lies within a radius of 60 feet from the point of termination of the above described center line, the right to said easecenter line, the right to said ease ment being non-exclusive; said tract being subject to perpetual, non-exclusive, non-vehicular ease non-exclusive, non-vehicular easements for purpose of access to and egress from said Lots 1 and 2, Block 1, to the Mississippi River and its back water, said easements being over and across that part of Outlot "A" (Tract C) of said Prairie Woods Estates, which lies North of the Westerly extension of the South

Dogs

GOLDEN RETRIEVER PUPPIES Avail-able June 1, AKC registered, Vet checked, 24 month health guaran-tee, Family socialized, Quality family lines. \$1200 218-280-4376 Facebook KangasFamilyKennel

Lab Fox Red Pups For Sale AKC Champion Breed 3/28/24 Breed for intelligence / hunting / family. UTD on everything. Health Guarantee \$1,400.00 507-696-3450

Labrador Retrievers AKC Vet checked, dew claws removed, first vaccination and wormed. Excellent blood lines. Ready to go 5/23/24. \$1,000.00 507-202-3851

Poodle Standard 8wks old vet checked, Health guarantee, family raised.320-250-5041 \$1,000.00 320-250 -5041

PUPPIES Toy/Mini Breeds Vet chkd, hlth guar, shots. Great personalities! \$250 & up. Cash. 320-232-9109. Shih Tzu Puppies Adorable female & male Shih Tzu pups. \$600-\$800. 763-242-3144

ST NEWFIES 3.5 months, 2 F, 1 M, black & white, 1st shots. \$450. Can meet or deliver. 218-350-1539 TEDDY BEAR PUPS Non-shed \$595. MINI DACHSHUNDS starting at \$895. Vacc, hlth guar. 608-632-7433

YORKSHIRE TERRIER 3.5 lbs male, 7 months, housebroken, shots, not fixed. \$1800 cash. 952-855-2988

Horses & Livestock

Wanted to buy butcher cows, bulls & fats. Also, thin lame foundered lumpjaw. Clip & Save! 320-894-7175

442 Sports & Fitness Equipment

2022 TERRATRIKE RECUMBENT TAN-DEM BICYCLE Like new! \$700. 612-239-4285



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

Resources:

Mpls. Civil Rights 612-673-3012 MN Human Rights 651-296-5663 Rental Home Line 612-728-5767

HUD 1-800-669-9777



All real estate advertising in this publication 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 preference, limitation or discrimination".

We will not knowingly accept any advertisements which are in violation of the law. All dwellings advertised in this publication are available on an equal opportunity basis

Mercedes Diesel Sprinter Itasca Reyo Class A 2013 12-17 mpg. Approx 35,300 miles Asking \$67,000. Tires are in good condition Call/Text Craig 218-850-9653

VEHICLES WANTED

SSSSS CASH FOR CARS SSSSS

Place an ad today.

Mortgage Foreclosures

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. DONED.
MORTGAGOR(S) RELEASED FROM
FINANCIAL OBLIGATION ON MORT-

GAGE: None Dated: May 01, 2024 U.S. BANK NATIONAL ASSOCIA-

TROTT LAW, P.C.

TROTT LAW, P.C. By: /s/
*N. Kibongni Fondungallah, Esq. *
Samuel R. Coleman, Esq.
Sung Woo Hong, Esq.
Attorneys for Mortgagee
25 Dale Street North
St. Paul, MN 55102
(651) 209-9760
(21-0367-FC08)
THIS IS A COMMUNICATION FROM
A DEBT COLLECTOR.
5/4, 5/11, 5/18, 5/25, 6/1, 6/8/24
Star Tribune

Star Tribune

NOTICE OF MORTGAGE FORE-CLOSURE SALE NOTICE IS HEREBY GIVEN that de-fault has occurred in the conditions of the following described mort-

gage: DATE OF MORTGAGE: December 3, ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$313,500.00 MORTGAGOR(S): Nathan S Duncan,

a single man
MORTGAGEE: Mortgage Electronic
Registration Systems, Inc., as
mortgagee, as nominee for Summit
Mortgage Corporation, its successors and assigns
DATE AND PLACE OF RECORDING:
Recorded: January 6, 2022 Scott
County Recorder County Recorder Document Number: A1148773 ASSIGNMENTS OF MORTGAGE And assigned to: Summit Mortgage

Corporation Dated: December 21, 2023 Recorded: December 28, 2023 Scott County Recorder Document Number: A1184002 Transaction Agent: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Summit Mortgage Corporation, its successions and successions of the corporation of the c

sors and assigns Transaction Agent Mortgage Identification 100061907000793091

100061907000793091
Lender/Broker/Mortgage Originator:
Summit Mortgage Corporation
Residential Mortgage Servicer:
Summit Mortgage Corporation
COUNTY IN WHICH PROPERTY IS
LOCATED: Scott
Property Address: 17515 Panama
Avenue, Prior Lake, MN 55372
Tax Parcel ID Number: 119110130;
119110140
LEGAL DESCRIPTION OF PROPERTY: A tract of land in the Northeast

TY: A tract of land in the Northeast Quarter of the Southwest Quarter of Section 11, Township 114 North, Range 22 West, Scott County, Minnesota, described as follows: Commencing at the Northwest corner of mencing at the Northwest corner of said Northeast Quarter of the Southwest Quarter and running thence East along the North line thereof a distance of 208.7 feet; thence South and parallel to the West line thereof a distance of 208. 7 feet; thence West and parallel to

Mortgage Foreclosures

STARTRIBUNE.COM/CLASSIFIEDS • 612.673.7000 • 800.927.9233

said North line a distance of 208.7 feet to said West line; thence North to the point of beginning; subject to a road right of way over the West 37 feet, more or less. Said tract containing 1.0 acre, more or less.

AND
A tract of land in the Northeast Quarter of the Southwest Quarter of Section 11, Township 114 North, Range 22 West Scott County, Minnesota, described as follows: Commencing at a point 208.7 feet East of the Northwest corner of said Northeast Quarter of the Southwest Quarter and lying on the North line thereof; thence continuing East along said North line a distance of 208.7 feet; thence South and parallel to the West line thereof a distance of 208.7 feet; thence Worth to the point of beginning. Said tract containing 1.0 acre, more or less.

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$320,721.51

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

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 21,

DATE AND TIME OF SALE: May 21, 2024 at 10:00 AM PLACE OF SALE: County Sheriff's office, Scott County Law Enforcement Center, Civil Unit, 301 South Fuller Street, Shakopee, Minnesota. to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and dispremises and the costs and dis-bursements, including attorney fees allowed by law, subject to redemption within six (6) months from the date of said sale by the mortgagor(s), their personal repre-

mortgagor(s), their personal representatives or assigns. If the Mortgage is not reinstated under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on November 21, 2024, or the next business day if November 21, 2024 falls on a Saturday. Sunday or legal holiday. urday, Sunday or legal holiday Mortgagor(s) released from financial

obligation: NONE THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

FOR THAT PURPOSE.
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.
THE TIME ALLOWED BY LAW FOR
REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS. MAY BE REDILICED TO FIVE SIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DE-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.

DONED. DATED: March 28, 2024 MORTGAGEE: Summit Mortgage Corporation
Wilford, Geske & Cook, P.A.
Attorneys for Mortgagee

7616 Currell Boulevard, Suite 200 Woodbury, MN 55125 (651) 209-3300 File Number: 054082-F2

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for May 21, 2024 at 10:00 AM has been postponed to June 20, 2024 at 10:00 AM in the Scott County Sheriff's office, Scott County Law Enforcement Center, Civil Unit, 301 South Fuller Street, Shakopee, Minnesota. in said County and State. State. DATED: April 23, 2024

MORTGAGEE: Summit Mortgage MORTGAGEE: Summit Mortga Corporation Wilford, Geske & Cook, P.A. Attorneys for Mortgagee 7616 Currell Boulevard, Suite 200 Woodbury, MN 55125 (651) 209-3300

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE

The above referenced sale scheduled for June 20, 2024 at 10:00 AM has been postponed to July 23 2024 at 10:00 AM in the Scott County Sheriff's office, Scott County Law Enforcement Center, Civil Unit 301 South Fuller Street, Shakopee Minnesota. in said County

Minnesota. In said County and State.
DATED: May 22, 2024
MORTGAGEE: Summit Mortgage Corporation
Wilford, Geske & Cook, P.A.
Attorneys for Mortgagee
7616 Currell Boulevard, Suite 200
Woodbury, MN 55125
(651) 209-3300
File Number: 054082-F2 ile Number: 054082-F2

5/25/24 Star Tribune 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 HERBEY GIVEN, that default has occurred in conditions of

the following described mortgage DATE OF MORTGAGE: June MORTGAGOR: Kevin James Bisek, MORTGAGOR: Kevin James Bisek, an unmarried man. MORTGAGEE: Mortgage Electronic Registration Systems, Inc. as nominee for Mortgages Unlimited Inc. its successors and assigns. DATE AND PLACE OF RECORDING: Recorded July 14, 2020 Ramsey County Recorder, Document No. A04821697.

County Recorder, Document No. A04821697.
ASSIGNMENTS OF MORTGAGE: Assigned to: Rushmore Loan Management Services LLC. Dated February 25, 2021 Recorded March 2, 2021, as Document No. A04867371. And thereafter assigned to: U.S. Bank National Association not in its individual capacity but solely as Trustee for RMTP Trust, Series 2021 BKM-TT-V. Dated January 10, 2024 Recorded January 18, 2024, as Document No. A05014332.
TRANSACTION AGENT: Mortgage Electronic Registration Systems, Electronic Registration Systems

Inc.
TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER
ON MORTGAGE: 1008481000006705-0
LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON
MORTGAGE: Mortgages Unlimited
Inc.

Inc.
Inc.
Inc.
RESIDENTIAL
MORTGAGE
SERVICER: Nationstar Mortgage
LLC d/b/a Rushmore Servicing
MORTGAGED PROPERTY ADDRESS: 2639 Rice Creek Terrace,
New Brighton, MN 55112
TAX PARCEL I.D. ½: 183023240032
LEGAL DESCRIPTION OF PROPERTX: Lat 2, Block 1, Bice, Creek Es-TY: Lot 2, Block 1, Rice Creek Estates, Ramsey County, Minnesota.
COUNTY IN WHICH PROPERTY IS

COUNTY IN WHICH PROPERTY IS LOCATED: Ramsey ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$276,892.00 AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$271,097.20 That prior to the commencement of this mortgage foreplosure proceed. this mortgage foreclosure proceeding Mortgagee/Assignee of Mortgagee complied 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 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 21, 2024 at 10:00 AM

Mortgage Foreclosures

PLACE OF SALE: Ramsey County Sheriff's Office Civil Process, 360 Wabasha St. N. Suite 111, St. Paul, MN to pay the debt then secured by 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 PROPETY: 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 property if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 58 ty is not redeemed under section 58 0.23 is 11:59 p.m. on November 21, 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

GAGE: None
"THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGA-GOR, THE MORTGAGOR'S PER-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 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: March 18, 2024 U.S. Bank 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
21 - 24-001632 FC
IN THE EVENT REQUIRED BY FEDERAL LAW: THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

TOR.
NOTICE OF POSTPONEMENT OF

MORTGAGE FORECLOSURE

SALE
Pursuant to the provisions of Minnesota Statutes 580.07, the foregoing foreclosure sale is postponed until July 2, 2024, at 10:00 AM at the Ramsey County Sheriff's Office Civil Process, 360 Wabasha St. N. Suite 111, St. Paul, MN, in said county and state.
Dated: May 23, 2024
U.S. Bank National Association, as Trustee 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

(332) 923-0000 21-24-001632 IN THE EVENT REQUIRED BY FED-ERAL LAW: THIS IS A COMMUNI-CATION FROM A DEBT COLLEC-TOR. 5/25/24 Star Tribune

NOTICE OF MORTGAGE FORE-

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 mortage: the following described mortgage: DATE OF MORTGAGE: July 24, 2006 MORTGAGOR: Anthony Demetrues Johnson and Judy A Johnson, hus-

Johnson and Judy A Johnson, husband and wife.

MORTGAGEE: Mortgage Electronic
Registration Systems Inc., as mortgagee, as nominee for GB
Home Equity LLC its successors
and assigns. and assigns. DATE AND PLACE OF RECORDING: Recorded August 7, 2006 Ramsey County Recorder, Document No.

County Recorder, Document No. 3968726. ASSIGNMENTS OF MORTGAGE: Assigned to: BMO Bank, N.A. Dated March 12, 2024 Recorded March 15, 2024, as Document No. A05019337. Electronic

Inc.
TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER
ON MORTGAGE: 10034671010041463-5
LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON
MORTGAGE: GB Home Equity LLC
RESIDENTIAL MORTGAGE
SERVICER: BMO Bank, N.A.
MORTGAGED PROPERTY ADDRESS: 655 Central Avenue, Saint
Paul, MN 55104
TAX PARCEL I.D. #: 352923410144 Paul, MN 55104
TAX PARCEL I.D. #: 352923410144
LEGAL DESCRIPTION OF PROPERTY: Lying and being located in the
City of St. Paul, County of Ramsey,
State of Minnesots; All that certain
parcel or tract of land known as:
Butterfield Syndicate Addition to St.
Paul, except East 9.14 feet, Lot 23
and all of Lot 22, Block 10, Ramsey
County Minnesota County, Minnesota. COUNTY IN WHICH PROPERTY IS OCATED: Ramsey ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$60,000.00 AMOUNT DUE AND CLAIMED

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$26,260.63 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; nortgage, 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 21, 2024 at 10:00 AM
PLACE OF SALE: Ramsey County Sheriff's Office Civil Process, 360 Wabasha St. N. Suite 111, St. Paul, 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 refees allowed by law subject to re-demption within twelve (12) months demption within twelve (12) 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 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 May 21, 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 MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE SONAL 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: March 18, 2024

BMO Bank N.A.

BMO Bank N.A. Mortgagee/Assignee of Mortgagee

Mortgage Foreclosures

LIEBO, WEINGARDEN, DOBIE & BARBEE, P.L.L.P.
Attorneys for Mortgagee/Assignee 4500 Park Glen Road #300 Minneapolis, MN 55416 (952) 925-6888 9 - 24-001920 FC

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

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE MORTGAGE FORECLOSURE
SALE
Pursuant to the provisions of Minnesota Statutes 580.07, the foregoing foreclosure sale is postponed until July 2, 2024, at 10:00 AM at the Ramsey County Sheriff's Office Civil Process, 360 Wabasha St. N. Suite 111, St. Paul, MN, in said

county and state.
Dated: May 23, 2024
BMO Bank N.A. BMO Bank N.A.
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
9-24-00 1920

9-24-001920 IN THE EVENT REQUIRED BY FED-ERAL LAW: THIS IS A COMMUNI-

CATION FROM A DEBT COLLEC-TOR. 5/25/24 Star Tribune

NOTICE OF MORTGAGE FORE-

CLOSURE SALE CLUSURE 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 de-fault has occurred in the conditions of the following described mort-

gage:
Mortgagor:Dale H. Peterson and
Teresa A. Peterson, husband and
wife, As Joint Tenants
Mortgagee: Ameriquest Mortgage

Company Dated: April 22, 2003 Recorded: October 20, 2003 Anoka County Recorder Document No. 1864435

No. 1864435
Assigned To: Deutsche Bank National Trust Company, as Trustee, in trust for the registered Holders of Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2003-11
Dated: January 20, 2009
Recorded: February 11, 2009
Anoka County Recorder Document No. 2005451.016
Assigned To: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Inc., Asset-Backed Pass-Through Certificates, Series 2003-11 Dated: September 16, 2014 Recorded: October 1, 2014

Anoka County Recorder Document No. 2091491.001 No. 2091491.001
Transaction Agent: N/A
Transaction Agent Mortgage Identification Number: N/A
Lender or Broker: Ameriquest Mortgage Company
Residential Mortgage Servicer: PHH
Mortgage Corporation
Mortgage Originator: Ameriquest
Mortgage Company

Mortgage Company
LEGAL DESCRIPTION OF PROPERTY: THAT PART OF THE WEST 430
FEET OF NORTHWEST 1/4 OF
SOUTHWEST 1/4 OF SCUTION 2,
TOWNSHIP 33, RANGE 24 LYING
NORTH OF THE SOUTH 300 FEET

NORTH OF THE SOUTH 300 FEET THEREOF, ANOKA COUNTY, MINNESOTA
This is Abstract Property.
TAX PARCEL NO.:
02-33-25-32-0003
ADDRESS OF PROPERTY:
22333 Xenon St NW
Nowthen, MN 55330
COUNTY IN WHICH PROPERTY IS
LOCATED: Anoka
ORIGINAL PRINCIPAL AMOUNT OF
MORTGAGE: \$192,000.00
AMOUNT DUE AND CLAIMED TO
BE DUE AS OF DATE OF NOTICE:
\$170,460.98
That prior to the commencement of

\$170,460.98
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 unsatis-

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: follows: DATE AND TIME OF SALE: June 11, 2024, 10:00 AM PLACE OF SALE: Sheriff's Office, 13301 Hanson Boulevard NW, Andover, MN to pay the debt then se-cured by said Mortgage, and taxes, if any, on said premises, and the costs and disbursements, including

attorneys' fees allowed by law sub-ject to redemption within 6 Months from the date of said sale by the mortgagor(s), their personal repre-sentatives or assigns sentatives or assigns.

DATE TO VACATE PROPERTY: The
date on or before which the mortgagor must vacate the property if the
property is the rejected under mortgage is not reinstated under Minnesota Statutes section 580.30 or the property redeemed under Minnesota Statutes section 580.23 is December 11, 2024 at

11:59 p.m. MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORT GAGE: NONE FINANCIAL UBLIGATION ON MORT-GAGE: 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 O'THER
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 ABAN-PRODUCTION, AND ARE

DONED.
Dated: April 18, 2024
Deutsche Bank National Trust Company, as Trustee for Ameriquest
Mortgage Securities Inc., Assetbacked Pass-Through Certificates,
Series 2003-11, Assignee of Mortgagee By: HALLIDAY, WATKINS & MANN

Attorneys for: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Assetbacked Pass-Through Certificates, Series 2003-11, 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. MN 10048. Deutsche Bank National Trust Com-

MN10048. 4/20, 4/27, 5/4, 5/11, 5/18, 5/25/24 Star Tribune

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 de-fault has occurred in the conditions of the following described mort-

gage:
DATE OF MORTGAGE: March 26, 2014
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$185,700.00
MORTGAGOR(S): Laurie S. Hellerud, single MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nomi-nee for Pacific Union Financial, LLC

DATE AND PLACE OF FILING: Re-corded on April 8, 2014 as Docu-ment Number A10068198, as modi-fied of record by document recorded