

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 09/08/2022	DAKOTA COUNTY COMMUNITY DEVELOPM	1000368678	435358

4. The publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to § 331A.06, is as follows: **\$330.40**

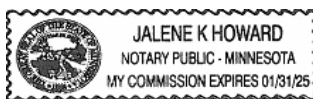
5. Mortgage Foreclosure Notices. Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notices: The newspaper's known office of issue is located in Hennepin County. The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the 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: 09/08/2022

Jalene K. Howard



Notary Public

CLASSIFIEDS + PUBLIC NOTICES

STARTRIBUNE.COM/CLASSIFIEDS • 612.673.7000 • 800.927.9233

General Policies

Review your ad on the first day of publication. If there are no 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 TO ANNOUNCE PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Dakota County Board of Commissioners on September 20, 2022 at 9:00 a.m. in the Board Room of the Dakota County Administration Center, 1590 West Highway 55, Hastings, MN for the purpose of receiving comments from the general public concerning the Dakota County HOME Consortium 2021 Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER reviews the performance of the Dakota County HOME Consortium in meeting the housing, community, and economic development needs as outlined by the Consortium in the 2020-2021 Dakota County Consortium Consolidated Plan and the 2021 Dakota County Consortium Action Plan.

The draft CAPER report will be available for citizen review through September 19, 2022 on the CDA's website at www.dakotacda.org, on the Dakota County website at www.dakotacounty.us, and the public may request written copies of the CAPER by contacting the CDA at its offices at 1228 Town Centre Drive, Eagan, MN, or by contacting Emily Anderson at eamerson@dakotacda.org.

If you would like to submit comments after reviewing the CAPER, please send them in writing to the Dakota County CDA, attention Emily Anderson, 1228 Town Centre Drive, Eagan, MN, 55123; or by Fax 651-675-4444. Persons who wish to testify at the public hearing are requested to contact Emily Anderson at the address listed above, or via email eamerson@dakotacda.org, or via telephone at 651-675-4468; Fax at 651-675-4444; or MN Relay Service: 1-800-627-3529 or 711; or to 430 p.m. on Wednesday, September 14, 2022. If you require special accommodations, please contact the CDA at least a week before the hearing.

Proposals for Bids

Community Action Partnership of Ramsey and Washington Counties is looking to purchase a Cargo Van to be used for weatherization of low income housing throughout Ramsey, Washington, and Anoka counties. Must have the following specifications:
Tail Roof. At least 6 feet high Long or Extended Length At least 340 cu. Ft. Max payload of at least 3,300 lbs If interested, please contact Elizabeth at 651-440-5123 or email elizabeth@erudebusch@caprw.org.

Garage Sales - North Suburbs

Brooklyn Center MOVING SALE! Thurs 09/08 - Sat 09/10; 8:00 - 5:00. 5813 Irving Ave N. Furniture, lamps, tools, lawn furniture, toys, toys, household goods, some antiques, Christmas, woodworking equip, 60 years of stuff! No kids items or clothing. CASH ONLY!

Garage Sales - NW, SW & W Suburbs

BLOOMINGTON Holy Emmanuel Lutheran Church, 201 E 104th St. **RUMMAGE SALE!** Fri 9/9, 8-7; Sat 9/10, 8-12 (\$5 bag day)

Garage Sales - East Suburbs

SHOREVIEW SILVERTHORN

Cty Rd 1 & Hamline Ave. **Large Multi Community Garage Sales.** Something for everyone! SILVERTHORN ESTATES **Sept 8-9, 8-6. Rain or shine.**

Garage Sales - St. Paul

ST. ANTHONY PARK ANNUAL COMMUNITY GARAGE SALES **9-5, SAT. SEPT. 10**

MULTIPLE SALES, MAPS AVAILABLE. 8 AM at Speedy Market on Como Road, and Doolittle on Hampden Park Coop @ Raymond and Hampden Ave. (or sales sites)

107

Home & Commercial Services

LAWN & LANDSCAPING

www.HappyYardMN.com

Clean-ups, gutter cleaning, shrub & brush removal, tree/shrub trimming, sod installation & landscaping, ever rocks, topsoil, garden, trees, patio installation, privacy fence installation & repairs.

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

J. BROTHERS LANDSCAPING Pavers, mowing, mulch, new sod, rocks, gutter cleaning, clean-up. Free estimates. **10% off!** 612-380-4468

216 General Announcements

FORMER HEAT AND FROST INSULATOR WITH LOCAL 34. Please contact Derek Warnke at (314) 437-0767 if you worked with Local 34 between 1952-1958 or know Virgil Rhone.

324 Collectibles

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

COIN SHOW - SATURDAY

SEPTEMBER 10
The Roseville Skating Center, 2661 Civic Center Drive, 9:00 -4:00. **BUY/SELL** **612-770-6578**

COIN SHOW SEPTEMBER 11, 9-4. Cambria Hotel, 9555 Grove Circle, Maple Grove. 651-269-5846

Place an ad today.

Call 612.673.7000, fax 612.673.4884 or go to startribune.com/placeads.

Mortgage Foreclosures

NOTICE OF MORTGAGE FORECLOSURE SALE

THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

NOTICE IS HEREBY GIVEN, that default has occurred in the performance of the following described mortgage:

Mortgagor: Dennis R. Juelich and Naomi K. Juelich, husband and wife, as joint tenants and not as tenants in common

Mortgage: Genworth Financial Home Equity Access, Inc. formerly known as Liberty Reverse Mortgage, Inc.

Dated: November 18, 2008
Recorded: December 2, 2008
Anoka County Recorder Document No. 2004216.018

Assigned To: Reverse Mortgage Solutions, Inc.
Dated: July 9, 2020
Recorded: July 14, 2020
Anoka County Recorder Document No. 2269568.001

Assigned To: Bank of New York Mellon Trust Company, N.A. not in its individual capacity but solely as owner trustee for Cascade Funding Mortgage Trust HB5

Dated: May 5, 2021
Recorded: May 17, 2021
Anoka County Recorder Document No. 2318710.10

Assigned To: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as owner trustee for Cascade Funding Mortgage Trust HB5

Dated: April 13, 2022
Recorded: April 20, 2022
Anoka County Recorder Document No. 23062734.102

Assigned To: Chase Home Finance, LLC Dated December 15, 2010 Recorded December 21, 2010 as Document No. 4258923. And thereafter assigned to: U.S. Bank National Association, as trustee for Towd Point Master Funding Trust 2021-4, Dated August 2, 2021 Recorded September 2, 2021, as Document No. A04905422. And thereafter assigned to: Firstkey Mortgage, LLC Dated December 15, 2021 Recorded January 10, 2022, as Document No. A04927677. And thereafter assigned to: Towd Point Mortgage Trust 2020-4, U.S. Bank National Association, as Trustee, Dated July 27, 2022, as Document No. A0495370.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc. as nominee for Alerus Financial, N.A. its successors and assigns.

DATE AND PLACE OF RECORDING: Filed February 25, 2016, Hennepin County Registrar of Titles, Document No. T05329300 on Certificate of Title No. 1418808.

ASSIGNMENTS OF MORTGAGE: Assigned to: Freedom Mortgage Corporation. Dated January 13, 2022, as Document No. 5914638.

Said Mortgage being upon Registered Land.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 1012742-0000032907-0

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: HomeServices Lending, LLC d/b/a Edina Realty Mortgage, a Limited Liability Company, its successors and assigns.

RESIDENTIAL MORTGAGE SERVICER: Freedom Mortgage Corporation

MORTGAGED PROPERTY ADDRESS: 15665 24th Ave N Unit A, Plymouth, MN 55447

TAX PARCEL I.D. #: 2811822220151

LEGAL DESCRIPTION OF PROPERTY: Unit No. 15665A, Condominium No. 682, Ashburne at Parkers Lake Condominium, a condominium located in the County of Hennepin, Minnesota.

COUNTY IN WHICH PROPERTY IS LOCATED: Hennepin

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$175,409.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$66,643.07

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: September 23, 2022, 10:00 AM

PLACE OF SALE: Sheriff's Office, 13301 Hanson Boulevard NW, Andover, MN 55001

That no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof;

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Recorded: May 17, 2021
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Anoka County Recorder Document No. 23062734.102

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DATE AND TIME OF SALE: November 16, 2022 at 11:00 AM

PLACE OF SALE: Hennepin County Sheriff's Office, Civil Division, Room 300, 350 South 5th Street, Minneapolis, MN 55401

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