

Mortgage Foreclosures

0126
LEGAL DESCRIPTION OF PROPERTY: Lot 17, Block 5, Thrall-McKenzie Co's Oxford Manor, Hennepin County, Minnesota
COUNTY IN WHICH PROPERTY IS LOCATED: Hennepin
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$185,250.00
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$21,782.28
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 19, 2019 at 11:00 AM
PLACE OF SALE: Hennepin County Sheriff's Office, Civil Division, Room 30, 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 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. §581.07 or 582.032.
MORTGAGE(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."
DATE AND TIME OF SALE: September 19, 2019 at 11:00 AM
PLACE OF SALE: Hennepin County Sheriff's Office, Civil Division, Room 30, 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 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. §581.07 or 582.032.
MORTGAGE(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."
DATE: July 18, 2019
By: MTGLQ Investors, L.P.
Mortgagee/Assignee of Mortgagee USSET, WEINGARDEN AND LIEBO, P.L.L.P.
Attorneys for Mortgagee/Assignee of Mortgagee
4500 Park Glen Road #300 Minneapolis, MN 55416
(952) 925-6888
164 - 19-002321 FC
THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.
7/28, 8/4, 8/11, 8/18, 8/25, 9/1/19 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: June 25, 2007
MORTGAGOR: Gregory Michael Vnuuk, a single man.
MORTGAGEE: Mortgage Electronic Registration Systems, Inc. as nominee for Equifirst Corporation.
DATE AND PLACE OF RECORDING: Recorded July 19, 2007 Hennepin County Recorder, Document No. 9009681
ASSIGNMENTS OF MORTGAGE: Assigned to: CVF III Mortgage Loan Trust II, U.S. Bank Trust National Association as Trustee. Dated January 31, 2018 Recorded February 14, 2018 as Document No. A10596004
Mortgagee/Assignee of Mortgagee Dated August 16, 2018 Recorded September 26, 2018 as Document No. A10596217. And thereafter assigned to: MTGLQ Investors, LP. Dated March 20, 2019 Recorded April 1, 2019, as Document No. A10646785
TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.
TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 100200140105310995
LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Equifirst Corporation
RESIDENTIAL MORTGAGE SERVICER: Rushmore Loan Management Services LLC
MORTGAGED PROPERTY ADDRESS: 1355 W. Norwood Lane North, Dayton, MN 55327
TAX PARCEL I.D. #: 14-220-32-0014
LEGAL DESCRIPTION OF PROPERTY: Lot Six (6), Block Four (4), Park View Estates, Hennepin County, Minnesota
COUNTY IN WHICH PROPERTY IS LOCATED: Hennepin
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$257,400.00
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$29,192.57
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 3, 2019 at 11:00 AM

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PLACE OF SALE: Hennepin County Sheriff's Office, Civil Division, Room 30, 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 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. §581.07 or 582.032.
MORTGAGE(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."
DATE: July 1, 2019
By: MTGLQ Investors, L.P.
Mortgagee/Assignee of Mortgagee USSET, WEINGARDEN AND LIEBO, P.L.L.P.
Attorneys for Mortgagee/Assignee of Mortgagee
4500 Park Glen Road #300 Minneapolis, MN 55416
(952) 925-6888
158 - 18-009547 FC
THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.
7/14, 7/21, 7/28, 8/4, 8/11, 8/18/19 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: December 27, 2007
MORTGAGOR: Therese L. Lackey, a single person.
MORTGAGEE: Mortgage Electronic Registration Systems, Inc. as nominee for FirstBank its successors and assigns.
DATE AND PLACE OF RECORDING: Recorded January 29, 2014 Hennepin County Recorder, Document No. A10050633
ASSIGNMENTS OF MORTGAGE: Assigned to: Reverse Mortgage Solutions, Inc. Dated June 20, 2019 Recorded July 11, 2019, as Document No. A10677593
TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.
TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 1009553-000500686
LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: FirstBank
RESIDENTIAL MORTGAGE SERVICER: Reverse Mortgage Solutions, Inc.
MORTGAGED PROPERTY ADDRESS: 1469 Kentwood Avenue S, Saint Louis Park, MN 55426
TAX PARCEL I.D. #: 05-117-21-43-0106
LEGAL DESCRIPTION OF PROPERTY: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HENNEPIN, STATE OF MINNESOTA, AND IS DESCRIBED AS FOLLOWS:
LOT 318, THE RICHMOND, ACCORDING TO THE RECORDED PLOT THEREOF.
COUNTY IN WHICH PROPERTY IS LOCATED: Hennepin
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$247,500.00
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$120,714.54
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 24, 2019 at 11:00 AM
PLACE OF SALE: Hennepin County Sheriff's Office, Civil Division, Room 30, 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 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. §581.07 or 582.032.
MORTGAGE(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."
DATE: July 9, 2019
By: Mortgage National Association
Mortgagee/Assignee of Mortgagee USSET, WEINGARDEN AND LIEBO, P.L.L.P.
Attorneys for Mortgagee/Assignee of Mortgagee
4500 Park Glen Road #300 Minneapolis, MN 55416
(952) 925-6888
19 - 19-005645 FC
THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.
7/14, 7/21, 7/28, 8/4, 8/11, 8/18/19 Star Tribune
NOTICE OF ASSESSMENT LIEN FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that default has been made in the terms and conditions of the Restated Declaration of Wood Park Home Owners Association (henceforth the "Declaration") recorded in the office of the Recorder for Dakota County, Minnesota on December 30, 1999, as Document No. 1663250, which covers the following property:
Lot Thirteen (13) Block One (1), Wood Park Plat Three, C1C 279 according to the map or plat thereof on file or of record in the Office of the County Recorder in and for Da-

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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: July 22, 2019
Reverse Mortgage Solutions, Inc.
Mortgagee/Assignee of Mortgagee USSET, WEINGARDEN AND LIEBO, P.L.L.P.
Attorneys for Mortgagee/Assignee of Mortgagee
4500 Park Glen Road #300 Minneapolis, MN 55416
(952) 925-6888
19-005738 FC
THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.
7/28, 8/4, 8/11, 8/18, 8/25, 9/1/19 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: March 16, 2011
MORTGAGOR: CHRISTOPHER R PATTERSON and PATRICIA L. PATTERSON, husband and wife.
MORTGAGEE: Mortgage Electronic Registration Systems, Inc. as nominee for U.S. Bank N.A. its successors and assigns.
DATE AND PLACE OF RECORDING: Recorded March 21, 2011 Hennepin County Recorder, Document No. A9636742
ASSIGNMENTS OF MORTGAGE: Assigned to: U.S. Bank National Association. Dated April 10, 2013 Recorded April 16, 2013, as Document No. A09939752
TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.
TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 100021200003027140
LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: U.S. Bank N.A.
RESIDENTIAL MORTGAGE SERVICER: U.S. Bank National Association
MORTGAGED PROPERTY ADDRESS: 7472 Olive Lane North, Maplewood, MN 55311
TAX PARCEL I.D. #: 30-119-22-11-0070
LEGAL DESCRIPTION OF PROPERTY: LOT 16, BLOCK 3, HIDDEN CREEK ESTATES NORTH, HENNEPIN COUNTY, MINNESOTA
COUNTY IN WHICH PROPERTY IS LOCATED: Hennepin
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$690,983.00
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$1,031,029.35
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 10, 2019 at 11:00 AM
PLACE OF SALE: Hennepin County Sheriff's Office, Civil Division, Room 30, 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 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. §581.07 or 582.032.
MORTGAGE(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."
DATE: July 9, 2019
By: Mortgage National Association
Mortgagee/Assignee of Mortgagee USSET, WEINGARDEN AND LIEBO, P.L.L.P.
Attorneys for Mortgagee/Assignee of Mortgagee
4500 Park Glen Road #300 Minneapolis, MN 55416
(952) 925-6888
19 - 19-005645 FC
THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.
7/14, 7/21, 7/28, 8/4, 8/11, 8/18/19 Star Tribune
NOTICE OF ASSESSMENT LIEN FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that default has been made in the terms and conditions of the Restated Declaration of Wood Park Home Owners Association (henceforth the "Declaration") recorded in the office of the Recorder for Dakota County, Minnesota on December 30, 1999, as Document No. 1663250, which covers the following property:
Lot Thirteen (13) Block One (1), Wood Park Plat Three, C1C 279 according to the map or plat thereof on file or of record in the Office of the County Recorder in and for Da-

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kota County, Minnesota
WHEREAS, pursuant to said Declaration, there is claimed to be due and owing as of June 27, 2019, from Jennifer L. Brooks, title holder, to the Minnesota Home Owners Association, a Minnesota non-profit corporation, the principal amount of Five Thousand Seven Hundred Seventy-six and No/100 Dollars (\$5,776.00) for assessments, late fees and related charges, plus assessments, collection costs, attorneys' fees and other amounts then due and owing as of said date, including costs of collection and foreclosure;
WHEREAS, no action is now pending at law or otherwise to recover said debt or any part thereof;
WHEREAS, the owner has not been released from the financial obligation to pay said amount;
WHEREAS, pursuant to the Declaration and Minn. Stat. §515B.3-116(h), said debt created a lien upon said premises in favor of Wood Park Home Owners Association as recorded on the lien document according to the lien number 19-005738 FC on June 17, 2019, in the office of the Dakota County Recorder as Document No. 3310005;
WHEREAS, pursuant to the power of sale granted by the owner(s) in taking title to the premises subject to said Declaration, said lien will be released by the financial institution by the sheriff of said county at the Dakota County Sheriff's Department, 1580 West Highway 55, Hastings, Minnesota, on August 22, 2019, at 10:00 o'clock a.m., at public auction to the highest bidder, for cash, in full amount then due for said assessments, together with the costs of foreclosure, including attorneys' fees as allowed by law. The time allowed by law for redemption by the unit owners, their personal representatives or assigns is six (6) months from the date of sale.
The following information is provided pursuant to Minnesota Statutes Sections 580.025 and 580.04:
(1) Street Address of Property: 839 145th Street East, Burnsville, MN 55337
(2) Name of Transaction Agent, Residential Mortgage Servicer, Lender &/or Broker: N/A
(3) Tax Parcel Identification Number of the Property: 02-84802-01-130
(4) Transaction Agent's Mortgage Identification Number, if known: N/A
(5) Name of Mortgage Originator, if known: on mortgage: N/A
(6) Date on which Occupant must vacate Property, if mortgage is not reinstated under Section 580.30 or property redeemed under 580.23: 11:59 p.m. on February 24, 2020. If the foregoing date is a Saturday, Sunday or holiday, the date shall be date to vacate is the next business day at 11:59 p.m.
REDEMPTION NOTICE
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 FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.
Dated: June 27, 2019
HELLMUTH & JOHNSON
By: Nancy T. Polomis, I.D. #227584
Attorneys for Lienor
8050 West 78th Street
Edina, MN 55439
(952) 941-4005
Lienor: Wood Park Home Owners Association
By: Nancy T. Polomis
Attorney in Fact
THIS INSTRUMENT WAS DRAFTED BY: HELLMUTH & JOHNSON
8050 West 78th Street
Edina, MN 55439
(952) 941-4005
File No. 01125.0062
Dated: 7/14, 7/21, 7/28, 8/4/19 Star Tribune
STATE OF MINNESOTA COUNTY OF HENNEPIN DISTRICT COURT FOURTH JUDICIAL DISTRICT SUMMONS
Deutsche Bank National Trust Company fka Bankers Trust Company of California, N.A., as Trustee for Venture Mortgage Trust 1996-2, vs.
Tari C. Sudduth, Defendant.
THIS SUMMONS IS DIRECTED TO THE ABOVE NAMED DEFENDANTS:
1. YOU ARE BEING SUED. The Plaintiff has started a lawsuit against you. You must respond to this complaint against you if attached to this Summons and is on file in the office of the Court Administrator of the above-named Court. Do not throw these papers away. They are official papers that affect your rights. You must respond to this complaint even though you may not yet be filed with the Court and there may be no court file number on this Summons.
2. YOU MUST REPLY WITHIN 20 DAYS TO PROTECT YOUR RIGHTS. You must give or mail to the person listed below your written response within 20 days of the date on which you received this Summons. You must send a copy of your Answer to the person who signed this Summons located at:
Melissa B. Porter
Shapiro & Zielke, LLP
12550 West Frontage Road Suite 200 Burnsville, MN 55337
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 intend to respond with each paragraph of the Complaint. If you believe the Plaintiff should not be given everything asked for in the Complaint, you must say so in your Answer
4. YOU WILL LOSE YOUR CASE IF YOU DO NOT RESPOND TO THIS RESPONSE TO THE COMPLAINT TO THE PERSON WHO SIGNED THIS SUMMONS. If you do not answer within 20 days, you will lose this case. You will not get to tell your side of the story, and the Court may decide against you and award the relief of everything asked for in the Complaint. If you do not want to contest the claims stated in the Complaint, you do not need to respond. A default judgment can then be entered against you for the relief requested in the Complaint.
LEGAL ASSISTANCE. You may wish to get legal help from a lawyer. If you do not have a lawyer, the Court Administrator may have information about places where you can get legal assistance. Even if you cannot get legal help, you must still provide a written Answer to protect your rights or you may lose the

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case.
6. ALTERNATIVE DISPUTE RESOLUTION. The parties may agree to be ordered to participate in an alternative dispute resolution process under the Minnesota Rules of Practice, General Rules of Practice. You must still send your written response to the Complaint even if you expect to use alternative means of resolving this dispute.
7. THIS LAWSUIT MAY AFFECT OR BRING INTO QUESTION TITLE TO REAL PROPERTY located in the County of Hennepin State of Minnesota, legally described as follows:
Lot 24, Block 3, W.H. Lauderdale's Addition, according to the plat thereof on file and of record in the office of the County Recorder, in and for Hennepin County, Minnesota.
The object of this action is for the purpose of voiding a Notice of Cancellation of Contact for Deed and re-voiding the Contract for Deed, nunc pro tunc.
557.03 NOTICE OF NO PERSONAL CLAIM Rule 114 of the Minnesota Rules Pursuant to Minn. Stat. § 557.03 you are hereby served with notice that no personal claim is made against you and that any defendant upon whom this notice is served who unreasonably defends this action shall pay full costs to the plaintiff.
Dated: May 28, 2019 SHAPIRO & ZIELKE, LLP
By: /s/ Melissa L.B. Porter
Melissa L. B. Porter - 0337778
Attorney for Plaintiff
12550 West Frontage Road Suite 200 Burnsville, MN 55337
(952) 831-4060
Our File No. 17-108355
THIS COMMUNICATION IS FROM A DEBT COLLECTOR.
7/14, 7/21, 7/28/19 Star Tribune
PUBLIC NOTICE 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 1, 2002
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$171,000.00
MORTGAGOR(S): Gerald P. Sagendorf
MORTGAGEE: Seattle Mortgage Company
DATE AND PLACE OF FILING: Hennepin County Minnesota, Registrar of Titles, on February 20, 2003, as Document No. 3686929.
CERTIFICATE OF TITLE NO: 1420855
ASSIGNED TO: Bank of America, N.A. by First Assignment Mortgage dated 07/24/2007, filed on 07/30/2007 and memorialized as Document No. 4410680.
Nationstar Mortgage LLC d/b/a Champion Mortgage Company by an Assignment of Mortgage dated 1/20/2012, filed on 11/26/2012 and memorialized as Document No. T5017632.
Secretary of Housing and Urban Development by an Assignment of Mortgage dated 07/02/2015, filed on 08/21/2015 and memorialized as Document No. T05283786.
Wilmington Savings Fund Society, FSB, as trustee of Upland Mortgage Loan Trust A by an Assignment of Mortgage dated 05/24/2019, filed on 06/11/2019 and memorialized as Document No. T05619222.
LEGAL DESCRIPTION OF PROPERTY: Apartment Number 330, Apartment Ownership No. 88, Heatherton of Edina Condominiums, a condominium located in Hennepin County.
PROPERTY ADDRESS: 4120 PARKLAWN AVE, #330, EDINA, MN 55439
MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 31-028-24-41-0112
COUNTY IN WHICH PROPERTY IS LOCATED: Hennepin
THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: One Hundred Sixty-Two Thousand Six Hundred Fifty-Three and 45/100 (\$162,653.45)
That no action or proceeding has been instituted at law to recover the debt secured by said mortgage, or any part thereof; that there has been compliance with all pre-foreclosure notice and acceleration requirements of said mortgage, and/or applicable statutes;
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: 10:00AM on September 25, 2019
PLACE OF SALE: Hennepin County Sheriff's Office-Civil Unit, Rm 30, Minneapolis City Hall, 350 South 5th Street, Minneapolis, MN 55415 to pay the debt then secured by said mortgage and taxes, if any, actually paid by the mortgagor, 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 12.00 months from the date of sale. 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 September 25, 2020, or the next business day if September 25, 2020 falls on a Saturday, Sunday or legal holiday.
Dated: July 21, 2019
Wilmington Savings Fund Society, FSB, as trustee of Upland Mortgage Loan Trust A
Marjorie J. Holsten, #0185899
Randall S. Miller & Associates, PLLC
Attorneys for Assignee of Mortgage/ Mortgagee
Edinbrook Executive Office Center, 8525 Edinbrook Crossing North Suite #210
Brooklyn Park, MN 55443
Phone: (952) 832-0055
Our File No. 19MN00092-1
7/21, 7/28, 8/4, 8/11, 8/18, 8/25/19 Star Tribune
STATE OF MINNESOTA COUNTY RAMSEY DISTRICT COURT SECOND JUDICIAL DISTRICT ORDER TO SHOW CAUSE FILE NO. P. S. 62-CV-19-2524
In the Matter of the Petition of Federal National Mortgage Association for a New Certificate of Title After Mortgage Foreclosure Sale.
Lot 1, Block 2, Pinewood Terrace TO ALL PARTIES WITH AN INTEREST IN THIS REAL ESTATE, PARTICULARLY:
Parties to be served: Earl E. Emerson, as Personal Representative of the Estate of Barbara C. Emerson, United States of America, and to all occupants of the Subject Property IT IS HEREBY ORDERED that unless

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you appear before this Court on the 14th day of August, 2019, at 2:00 pm in Room 170 Ramsey County Courthouse, 15 West Kellogg Blvd., St. Paul, MN 55102, to make a valid appearance, the Court will enter the following Order:
That the Registrar of Titles of Ramsey County, upon the filing of a certified copy of this Order from Court File No. 62-CV-19-2524, shall cancel Certificate of Title No. 564141 and enter a new certificate for the said parcel described in the Federal National Mortgage Association, free of both recitals and all the memorials now appearing on said cancelled certificate up to and including Doc No 2612830 and free of the memorial of this Order but add a new recital to each of such recital yard utility easement as shown in Doc. No. 305236" and carry forward the memorial of Doc. No. 324649.
IT IS FURTHER ORDERED that this Order be served: (a) at least 10 days prior to such hearing upon all of the above named parties residing in this State in the manner provided by law for the service of a Summons in a Civil action; (b) at least 14 days prior to such hearing upon any of the above named parties not residing in this State by sending a copy of this Order by registered or certified mail, return receipt requested, to each of such parties at his/her post office address; (c) upon any of the above named parties who cannot be found by two weeks published notice and at least 14 days prior to the hearing by sending a copy of this Order by First Class Mail to each of such parties at his/her last known address and at his/her address as stated on the Certificate of Titles if his/her address is so stated.
(d) upon a dissolved, withdrawn, or revoked business entity governed by Minn. Stat. Chp. 302A.303, 317A.322A, 322C.323 in the manner provided by Minn. Stat. §5.25. (Note: return date on Order to Show Cause must be at least 30 days after date of mailing by the Secretary of State.)
Dated: May 29, 2019
By: Earl Emerson, Trustee Judge of the District Court
Entry of this Order is recommended
Wayne D. Anderson, Examiner of Titles
By: /s/ Nathan A. Bissonette
Deputy
By: HELLMUTH & ZIELKE, LLP
Melissa L. B. Porter - 0337778
12550 West Frontage Road, Suite 200 Burnsville, MN 55337
(952) 831-4060
17-108327
Attendance is required only by those who wish to object to the entry of the above described order.
7/28, 8/4/19 Star Tribune
Probates
STATE OF MINNESOTA COUNTY OF HENNEPIN FOURTH JUDICIAL DISTRICT DISTRICT COURT PROBATE DIVISION
Court File No.: 27-TR-CV-19-94
NOTICE AND ORDER OF HEARING ON PETITION TO MODIFY TRUST AND APPROVE FINAL DISTRIBUTION
In Re: Trust of Geraldine Maria Steen a.k.a Geraldine Carlen Steen, Decedent
NOTICE IS GIVEN that a Petition signed by Jennifer A. Beckman for an Order 10 Modfly Trust and Approve Final Distribution (Petition) has been filed with the Court. Any objections to the Petition must be filed with the Court prior to or raised at the hearing. If proper and if no objections are filed Or raised the Petition may be granted.
IT IS ORDERED that the Petition will be heard on August 28, 2019, at 3:30pm by this Court in Courtroom C-400, Hennepin County Government Center, 300 South Sixth Street, Minneapolis, Minnesota.
1. Notice shall be given to all interested persons and persons who have filed a demand for notice pursuant to Minnesota Statutes section 524.3-204 by mailing a copy of this Notice and Order by U.S. Postal Service at least 14 days prior to the hearing date.
2. This Notice and Order of Hearing shall also be Distributed in accordance with the law within 20 days of the hearing.
Dated: July 16, 2019
Signed: Phillip C. Carruthers
Judge of District Court
Dated: July 16, 2019
Signed: Sarah Lindahl-Pfleiffer
Court Administrator
Attorney for Petitioner
Tera L. Lungstrom
Beckman Steen & Lungstrom, P.A.
14550 Excelsior Blvd.
Suite 206
Minnetonka, MN 55345
Attorney License No. 277733
Telephone: (952) 938-3411
FAX: (952) 938-3480
Email: beckmansteen@comcast.net
STATE OF MINNESOTA COUNTY OF HENNEPIN DISTRICT COURT PROBATE/MENTAL HEALTH DIVISION NOTICE AND ORDER FOR HEARING ON PETITION OF ALLOWANCE OF 1/24/15 THROUGH 1/24/19 ANNUAL ACCOUNTS
In Re: Kim R Shepard Irrevocable Special Needs Trust
File No: 27-C0-02-32
Whereas a Petition has been filed by Carol L. Adams, as Trustee for the above-named Trust, for an Order approving the Trust's 1/24/15 through 1/24/19 annual accounts (2015-2019).
NOW, THEREFORE, IT IS ORDERED that a hearing on the Petition forbe held at 1:30pm on August 21, 2019, in the Probate Court, C-400, 4th Floor of the Courts Tower, Hennepin County Government Center, 300 South Sixth Street, Minneapolis, Minnesota 55487; and IT IS FURTHER ORDERED that notice of this hearing be given by publishing at least twenty (20) days prior to the date of the hearing and by mailing at least fifteen (15) days before the date of the hearing, a copy of the Order for Hearing and Petition to all interested parties at their respective addresses.
Signed by the Court: Phillip. Carruthers

EPA Proposes Removing a Portion of New Brighton/Arden Hills/Twin Cities Army Ammunition Plant (TCAAP) from Superfund List
Ramsey County, Minnesota

Public Comments Accepted through Aug. 22, 2019

U.S. Environmental Protection Agency (EPA) is issuing a document called a *Notice of Partial Deletion* for the New Brighton/Arden Hills/Twin Cities Army Ammunition Plant (TCAAP) Superfund site in Arden Hills, Minn., from the National Priorities List. EPA requests public comments on this proposed action. The NPL is a roster of the nation's most hazardous waste sites eligible for cleanup under the Superfund program. The Agency with the assistance of the Minnesota Pollution Control Agency, has determined that under CERCLA (the Superfund law) all appropriate response actions for soil and five aquatic sites in OU2 have been completed, other than maintenance, monitoring, and five-year reviews. "OU" is the abbreviation for operable unit. EPA is interested in your opinion regarding this proposal. The deletion will be effective Sept. 21, 2019, unless EPA receives comments against the deletion by Aug. 22, 2019. If that happens, the Agency will reconsider its proposal in light of those comments.

The partial deletion is for all soil located in OU2 of the NB/AH/TCAAP site and for the surface water and sediment (mud) in the five aquatic sites within the OU2 boundary. The aquatic sites are Rice Creek, Sunfish Lake, Marsden Lake North, Marsden Lake South and Pond G. The remaining areas at the NB/AH/TCAAP site, including OU1, OU3, groundwater (underground water) in OU2 and a sixth aquatic area, Round Lake, will remain on the NPL and are not being considered for deletion as part of this action.

How to make comments
EPA invites you to comment on its proposal to delete a portion of the NB/AH/TCAAP site from the Superfund list. EPA's full proposal with other important information about the site is available for review at the Minnesota National Guard 4761 Hamline Ave. N, in Arden Hills, and the EPA office in Chicago. The full proposal and a link to other information about the site are also in the July 23, 2019, issue of the *Federal Register* at www.epa.gov/fedrgstr. Your comments must be in writing and postmarked no later than Aug. 22, 2019. Please provide your comments to:

Kirstin Safakas
EPA Community Involvement Coordinator
77 W. Jackson Blvd. (SI-6J)
Chicago, IL 60604
safakas.kirstin@epa.gov

If you have questions about this action, contact Kirstin at 312-886-6015. You may also call EPA toll-free at 800-621-8431, 8:30 a.m. - 4:30 p.m., weekdays.

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