

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: January 7, 2013
 ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$230,227.00
 MORTGAGOR(S): Charles W. Goodridge, a single man.
 MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Quicken Loans Inc., its successors and assigns.
 DATE AND PLACE OF RECORDING: Recorded on January 14, 2013 Grant County Recorder, Document No. 169324.
 ASSIGNMENTS OF MORTGAGE: Assigned to: Ditech Financial LLC. Dated October 12, 2018 Recorded October 12, 2018, as Document No. 178878. And thereafter assigned to: NewRez LLC d/b/a Shellpoint Mortgage Servicing. Dated December 21, 2019 Recorded December 23, 2019, as Document No. 180802. And thereafter assigned to: U.S. Bank Trust National Association, not in its individual capacity, but solely as trustee of CitiGroup Mortgage Loan Trust 2021-RP2. Dated July 26, 2021 Recorded August 2, 2021, as Document No. 184026.
 TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.
 TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 100039033107924130
 LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Quicken Loans Inc.
 RESIDENTIAL MORTGAGE SERVICER: Select Portfolio Servicing, Inc.
 MORTGAGED PROPERTY ADDRESS: 409 4th Street South, Hoffman, MN 56339

TAX PARCEL I.D. #: 21-0175-000
 LEGAL DESCRIPTION OF PROPERTY:
 Land Situated in the County of Grant in the State of MN THE NORTH HALF OF THE EAST HALF (N 1/2 E 1/2) OF LOT FOUR (4) BLOCK TWO (2), PARK ADDITION TO THE VILLAGE (NOW CITY) OF HOFFMAN, ACCORDING TO THE PLAT THEREOF ON FILE WITH THE GRANT COUNTY RECORDER.

COUNTY IN WHICH PROPERTY IS LOCATED: Grant
 ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$49,275.00
 AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$46,489.69
 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 20, 2023 at 10:00 AM
 PLACE OF SALE: Sheriff's Office, Grant County Courthouse, Ten Second Street NE, Elbow Lake, MN

to pay the debt then secured by said Mortgage, and taxes, if any, on said premises, and the costs and disbursements, including attorneys' fees allowed by law subject to redemption within six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns unless reduced to Five (5) weeks under MN Stat. §580.07.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 580.23 is 11:59 p.m. on March 20, 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

"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 17, 2023

U.S. Bank Trust National Association, as Trustee
 Mortgagee/Assignee of Mortgagee

LIEBO, WEINGARDEN, DOBIE & BARBEE, P.L.L.P.
 Attorneys for Mortgagee/Assignee of Mortgagee
 4500 Park Glen Road #300
 Minneapolis, MN 55416
 (952) 925-6888
 38 - 23-004154 FC

IN THE EVENTS REQUIRED BY FEDERAL LAW: THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

31-36-h-b

Published Aug. 2, Aug. 9, Aug. 16, Aug. 23, Aug. 30, and Sept. 6 2023

GLASS REPAIR

FREE ESTIMATES on glass installation. We install glass on all makes and models of cars. Larson Farm Supply, Herman. 7-tfn-h-b

DAYCARE

DAYCARE opening Starting September 5 for any age. Will do full or part time with flexible hours. Phone 218-685-4239. Elbow Lake. 34-36-h-b

HELP WANTED

RESIDENT MANAGER for quiet 12-Plex in Elbow Lake. Quiet building, nice location. Call or text Andy 701-371-1030 or email betty@rosemanagement.net 35-37-h-b

Age 55+ **WORKERS NEEDED** for part-time light custodial work at the Hansel Lake Rest Area on I-94.

Contact Green View at 651-639-1913.

FOR RENT
IMMEDIATE OPENINGS

Pullman House
 in Herman
 1 bdrm. units

Heritage Square
 in Elbow Lake
 1 & 2 bdrm. units

Morning Side
 in Hoffman
 2 bdrm. unit

North Star Manor
 in Hoffman
 1 bdrm. units

CALL
Grant County HRA
218-685-8240

This institution is an Equal Opportunity Provider

HELP WANTED

Laundry/Housekeeper position full or part time at the Barrett Care Center.

Great benefits and competitive wages. Apply online at www.barrettcarecenter.com. Or call 320-528-5611 with questions. EOE.

HELP WANTED

Wendell Pioneer Insurance is an independent agency that works with several companies offering farm, home, auto, business, crop and life insurance. The main goal of our agency is to meet our customers insurance needs.

We are looking for an individual for our Elbow Lake team. Our office environment is fast paced, positive and collaborative.

Insurance or office experience is preferred but not a requirement. We would assist the right applicant in securing the required licenses. We offer a competitive salary; vacation pay and some flexibility with working hours. Our employees are very important to us.

Qualities we are seeking are good communication skills, being detail oriented, motivated and always willing to learn. If you are looking for a challenge and a fun working environment, please contact Wendell Pioneer Insurance.

PHONE: 218-685-4414
18 CENTRAL AVENUE NORTH
ELBOW LAKE, MN 56531

Grant County Herald deadlines
NOON every Friday!

Contact
sales@grantcountyherald.com

BARRETT CARE CENTER

The Barrett Care Center will have an opening for an LPN or RN for part time or full time on the pm shift. We have amazing benefits and competitive wages. Barrett Care Center is an amazing place to work and has a great team! Please apply online @ www.barrettcarecenter.com or send resume to bcctr@runestone.net Call 320-528-5617 with questions. EOE

HELP WANTED

Barrett Care Center is looking to hire part-time nursing assistants for fall p.m. positions. We offer a \$4 shift differential on the p.m. shift! We pay for training. We have a great team of dedicated staff and would love for you to join our team! Apply online @ www.barrettcarecenter.com or call 320-528-5617 for more information. EEOE

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 Elbow Lake, MN 56531
 Arlan Swenson, CPA
 Dwayne Saurer, CPA
 Kelly Gerber, CPA
 Edwin Anderson, CPA
 Denise Sundblad, CPA
218-685-5314

ADVERTISING
 • Grant County Herald
 P.O. Box 2019, Elbow Lake
218-685-5326
ashton@grantcountyherald.com

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 • Barrett Care Center, Inc.
 Providing Skilled Nursing Care & Rehab Care for over 30 Years
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 Dr. Michael J. Kastner
 Dr. Adam Johnson
 Elbow Lake
218-685-4544
 • Vistad Chiropractic
 Dr. Vistad
 18 Division St. W., Elbow Lake
218-685-4500

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 • RND Computers
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 Downtown Evansville
 Service, laptops and desktops new and used
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rnd@rndcomputers.com
www.rndcomputers.com

COUNSELING
 • West Central Community Counseling & Consulting, P.L.L.C.
 Christopher W. Anderson
 34 Central Ave. S., Suite 9
 Elbow Lake, Minnesota
218-393-9789
canderson@westcentralcommunitycounselingandconsulting.com
www.westcentralcommunitycounselingandconsulting.com

DENTIST
 • Dr. Brady Weispfennig, Dentist
 Mon.-Thurs., 8-12, 1-4:30
www.elbowlakedental.com
Ph. 218-685-4710

• Caring Hands Dental Clinic
 Ucare - South Country - Health Partners
Alexandria 320-815-5711
www.caringhandsdentalclinic.com

EXECUTIVE COACH
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SaraThingvold.com
sarathingvoldprofessional@gmail.com

PHARMACY
 • Trumm Drug
 11 Central Ave. So.
 Elbow Lake, MN 56531
218-685-4471
www.trummdrug.com

REHABILITATION
 • Northwest Rehabilitation
 Physical Therapists
 James Olson MAPT, MTC
 Dr. Patrick Bollinger, DPT, MTC
 Dr. John Amundson, DPT
 Dr. Jacob Wendland, DPT
 Dr. Aaron Teigen, DPT
 Occupational Therapist
 Karen Hardine OTR/L
 Alexandria Clinic
 410 30th Ave. E.
320-763-5505
 Fergus Falls Clinic
 1304 W. Lincoln Ave.
218-998-0701

PHYSICAL REHABILITATION
 • Lake Region Healthcare Rehabilitation
 Sports Medicine, Speech, Occupational & Physical Therapies
 Elbow Lake Clinic
 1411 Highway 79 E
218.685.7380
PrairieHealth.org

PHYSICIANS
 • Lake Region Healthcare
 6 convenient locations with over 35 family practice and specialty healthcare providers.
Toll Free 888.818.4461
 Elbow Lake Clinic 218.685.7300
 Morris Clinic 320.589.4008
 Ashby Clinic 218.747.2293
 Evansville Clinic 218.948.2040
 Hoffman Clinic 320.986.2038
 Herman Clinic 320.677.2221
www.PrairieHealth.org

PRINTING
 • Grant County Herald
 Letterhead, Business Cards, Business Stationery, Envelopes, Forms, Color Printing
Elbow Lake • 218-685-5326
nikki@grantcountyherald.com
christine@grantcountyherald.com

SENIOR LIVING
 • Maplewood Manor
 Senior Living Facility
 1010 1st St. NE.
 Elbow Lake, MN 56531
admin@maplewoodlife.com
1-701-936-9680
maplewoodassistedliving.com

VETERINARIANS
 • Lake Region Small Animal Center, LLC
 Elbow Lake
 Kendra Greiner, DVM
 Rachel Hedlin, DVM
 Ashley Buehring, CVT
 Amanda Holsin, CVT
 Carrie Witte, VT
 Diane Renstrom, Acct. & Receptionist
218-685-6800

WATER SERVICES
 • Culligan
Water Conditioning
 Water Softeners, Drinking Water Systems, Water Coolers, Bottled Water, Salt Delivery
 40 Central Ave., PO Box 128
 Elbow Lake, MN 56531
218-685-4040
greath2@runestone.net

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 Award-winning Hellenbrand Dealers
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Andy: 701-388-9638
info@leewelldrilling.com
WELL DRILLERS
 • Waskosky Well Drilling Contractors, Inc.
 Kyle Waskosky
 Erdahl, Minnesota
218-948-2956

To be listed on the Professional Directory, just give us a call! 218-685-5326