STATE OF MINNESOTA BENTON COUNTY DISTRICT COURT SEVENTH JUDICIAL DISTRICT Court File Number: 05-JV-23-627

SUMMONS

SUMMONS Termination of Parental Rights Matter or Other Permanent Placement Determination Matter

ALEXANDRA LYN SORENSEN

the Child(ren) of: Alexandra Sorensen and Kendall Taylor

PLEASE take notice that on April 11, 2023, a Termination of Parental Rights Peti- YOU HAVE BEEN SERVED named parent(s) or another court rule:

the permanent placement of the child(ren) of the abovenamed parent(s) was filed in the above-named court.

<u>YOU ARE HEREBY SUM-</u> MONED AND REQUIRED TO APPEAR IN COURT at the following date, time, and place where a hearing regarding the Petition and the best interests of the child(ren) will be held:

June 12, 2023 Admit/Deny Hearing 9:00 AM District Court Judge

Michael S Jesse Judge Robert Raupp In the Matter of the Welfare of Benton County District Court Courtroom 1 615 Highway 23, PO Box 189 Foley, MN 56329

tion seeking to permanently WITH THIS SUMMONS sever the rights of the above- because, pursuant to statute or

(320) 968-5205

Permanency Petition seeking • You are a parent to the

tion; or

· You are a party to this pro-Protection Rule 32.01 or an at-

torney for a party; or • You have physical custody of the child who is the subject of the Petition; or

 You are a person whose presence the court believes is important to a determination concerning the best interests of the child(ren) who are the subject of the Petition.

IF YOU FAIL TO APPEAR **AT THE HEARING:**

hearing without you; and tion have been proved; and The court may enter an order changes. granting the relief requested Dated: April 26, 2023 in the petition, which may in-

• removing the child(ren) from the home of the parent or

child(ren) named in the peti- legal custodian and placing the child(ren) in foster care;

• permanently severing the ceeding pursuant to Juvenile parent's rights to the child(ren) pursuant to a termination of parental rights petition;

 permanently transferring the child(ren)'s legal and physical custody to a relative; or

· an order for other perplacement of child(ren)

A STATEMENT OF YOUR

RIGHTS AND RESPONSI-<u>BILITIES CAN BE PICKED</u> **UP AT COURT ADMINIS-**TRATION, including • The court may conduct the right to be represented by an attorney as authorized The court may find that the under the statutes and court factual allegations and statuto- rules . It is your responsibility ry grounds set forth in the peti- to immediately notify the court administrator if your address

> Megan Bergman Court Administrator F-18-3B

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE OF MORTGAGE FORECLOSURE SALE THE RIGHT **VERIFICATION OF THE** as document number 455795 AND **ORIGINAL** PROPERTY: TIME PROVIDED BY LAW IS NOT AFFECTED BY

NOTICE IS HEREBY that default has occurred in the conditions of the following described mortgage: November 30, 2010

ORIGINAL PRINCIPAL COUNTY AMOUNT OF MORTGAGE: PROPERTY IS LOCATED: MORTGAGOR(S):

John Gohman, unmarried Bank, N.A. LENDER OR BROKER AND THAT

STATED ONMORTGAGE: Wells Fargo proceeding has been instituted Bank, N.A. at law or otherwise to recover SERVICER: Specialized Loan the debt secured by said

FILING: Filed December 2, sale contained in said mortgage, 2010, Benton County Recorder, the above described property ASSIGNMENTS OF said county as follows:

Specialized Loan Servicing June 15, 2023, 10:00AM LLC; Dated: October 4, 2021 **TO** filed: October 4, 2021, recorded **IDENTITY** LEGAL DESCRIPTION OF

CREDITOR WITHIN THE Lot Sixteen (16), Block Two (2), of Pleasantwood Addition said premises and the costs DETERMINING Plat 2, in the City of Sauk Rapids PROPERTY ADDRESS: 1244

7th Ave N, Sauk Rapids, MN

56379 P R O P E R T Y DATE OF MORTGAGE: IDENTIFICATION NUMBER: 19.02053.00 WHICH IN

Benton David THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGEE: Wells Fargo MORTGAGE ON THE DATE OF THE NOTICE: \$65,939.62 all pre-foreclosure MORTGAGE ORIGINATOR requirements have been THE complied with; that no action or

mortgage, or any part thereof; DATE AND PLACE OF PURSUANT, to the power of

PLACE OF SALE: Sheriff's OR

23, Foley, MN 56329 to pay the debt secured by said MINNESOTA mortgage and taxes, if any, on SECTION attorneys fees allowed by law, MORTGAGED said sale by the mortgagor(s) OF LESS THAN 5 UNITS.

TIME AND DATE TO PRODUCTION, AND ARE VACATE PROPERTY: If ABANDONED. the real estate is an owner- Dated: April 20, 2023 single-family occupied, dwelling, unless otherwise provided by law, the date on or before which the LOGS Legal Group LLP mortgagor(s) must vacate the Melissa L. B. Porter - 0337778 **property, if the mortgage is** Gary J. Evers - 0134764 not reinstated under section Tracy J. Halliday - 034610X **580.30** or the property is Attorneys for Mortgagee **580.23, is 11:59 p.m. on June** Suite 210 **15, 2024,** or the next business Eagan, MN 55121 day if June 15, 2024 falls on (952) 831-4060

"THE TIME ALLOWED BY as Document Number A378399 will be sold by the Sheriff of LAW FOR REDEMPTION BY THE MORTGAGOR, THE

holiday.

MORTGAGE: Assigned to: DATE AND TIME OF SALE: MORTGAGOR'S PERSONAL REPRESENTATIVES ASSIGNS, MAY BE Main Office, Lobby of Law REDUCED TO FIVE WEEKS Enforcement Center, 581 Hwy IF A JUDICIAL ORDER **ENTERED UNDER** IS **STATUTES** 582.032 AMONG disbursements, including OTHER THINGS, THAT THE subject to redemption within ARE IMPROVED WITH A 12 months from the date of RESIDENTIAL DWELLING

Specialized Loan Servicing

AGRICULTURAL

Assignee of Mortgagee **not redeemed under section** 1715 Yankee Doodle Road,

FROM A DEBT COLLECTOR

the personal representatives or ARE NOT PROPERTY USED

FOR

VERIFICATION OF THE IDENTITY **ORIGINAL** CREDITOR WITHIN THE <u>TIME PROVIDED BY LAW</u> IS NOT AFFECTED BY

THIS ACTION NOTICE IS HEREBY GIVEN: That default has occurred in the conditions of the following RICE, MN 56367 described mortgage:

September 9, 2011 OŘIGINAL AMOUNT OF MORTGAGE:

\$161,658.00 MORTGAGOR(S): Kolbo, a single adult

MORTGAGEE: Mortgage Mortgage Electronic Registration Registration Systems, Inc., Systems, Inc., as nominee for NAME OF MORTG Liberty Savings Bank DATE AND PLACE OF

FILING: Recorded September Document Number 383861 RESIDENTIAL in the Office of the County Recorder of Benton County, TAX Minnesota.

ASSIGNMENTS MORTGAGE: to: JPMorgan Chase Bank, AGENT'S N.A. by assignment recorded IDENTIFICATION NUMBER: on December 23, 2015 as 1003624-1045299240-8 Document Number A413639 THAT no action or proceeding 2023. in the Office of the County has been instituted at law to THE TIME ALLOWED BY THIS IS A COMMUNICATION Recorder of Benton County, recover the debt then remaining LAW FOR REDEMPTION FROM A DEBT COLLECTOR

RIGHT

AND

THE

has

described mortgage:

November 24, 2004

MORTGAGOR:

OF

Wittkowski, a single person

conditions of the following

THIS ACTION

THE

DEBT

default

DATE

NOTICE OF MORTGAGE FORECLOSURE SALE TO October 15, 2019 as Document instituted, that the same has OR County, Minnesota.

PROPERTY: Lot 16, Block 2, Fox Meadows, Benton County, Minnesota. **ADDRESS** STREET OF PROPERTY: 909 7TH ST NE,

COUNTY IN MORTGAGE: PROPERTY IS LOCATED: May 16, 2023 at 10:00 AM. Benton County, Minnesota,

> ORIGINATOR: Electronic on Systems, Inc., as nominee for representatives or assigns is TROTT LAW, P.C.

TRANSACTION

as Liberty Savings Bank SERVICER: sale. LoanCare, LLC IDENTIFICATION NUMBER:

OF R15.00666.00 Assigned T R A N S A C T I O N

Minnesota; thereafter assigned secured by such mortgage, BY THE MORTGAGOR, THE to Lakeview Loan Servicing, or any part thereof, or, if the MORTGAGOR'S PERSONAL LLC by assignment recorded on action or proceeding has been REPRESENTATIVES

Number 438849 in the Office of been discontinued, or that an REDUCED TO FIVE WEEKS the County Recorder of Benton execution upon the judgment IF rendered therein has been IS LEGAL DESCRIPTION OF returned unsatisfied, in whole MINNESOTA or in part.

PURŠUANT, to the power of DETERMINING, the above described property MORTGAGED will be sold by the Sheriff of said county as follows: WHICH DATE AND TIME OF SALE: OF LESS THAN FIVE UNITS, PLACE OF SALE: Benton PRINCIPAL THE AMOUNT CLAIMED County Sheriff's Office, 581 PRODUCTION, AND ARE MORTGAGE: TO BE DUE ON THE Highway 23, Foley, MN 56329. ABANDONED. MORTGAGE ON THE DATE to pay the debt then secured by MORTGAGEON THE DATE to pay the debt then secured by MORTGAGEON Thomas OFTHE NOTICE: \$125,358.50 said mortgage and taxes, if any RELEASED AGENT: actually paid by the mortgagee, FINANCIAL Electronic on the premises and the costs ON MORTGAGE: None and disbursements allowed Dated: March 17, 2023 MORTGAGE by law. The time allowed by Mortgage law for redemption by said Registration mortgagor(s), their personal

> six (6) months from the date of TIME PARCEL VACATE PROPERTY: Unless Esq. said mortgage is reinstated Samuel R. Coleman, Esq. or the property redeemed, or Sung Woo Hong, Esq. unless the time for redemption Attorneys for Mortgagee MORTGAGE is reduced by judicial order, 25 Dale Street North you must vacate the premises St. Paul, MN 55102

by 11:59 p.m. on November 16, (651) 209-9760

ASSIGNS, MAY BE JUDICIAL **ORDER ENTERED** UNDER **STATUTES** 582.032 SECTION AMONG sale contained in said mortgage, OTHER THINGS, THAT THE PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING PROPERTY ARE NOT USED IN AGRICULTURAL FROM OBLIGATION LAKEVIEW LOAN

SERVICING, LLC Mortgagee

AND DATE TO N. Kibongni Fondungallah (22-0501-FC02)

F-13-6B

Public Notice Notice of Public Sale

NOTICE IS HEREBY GIVEN that on May 17th, 2023 at 12:00PM at 150 HWY 10 N #421, St. Cloud, MN 56304, the following manufactured home will be sold by public auction, by the Sheriff of Benton County: 1977 SCHULTZ, MH Manufactured Home, Serial #158408, located at 150 HWY 10 N #421, Cloverleaf MN MHC, LLC, St. Cloud, MN 56304. This sale will be held to satisfy a claim held by Cloverleaf MN MHC, LLC upon the above described property and owned by Carl Rains with no known lien holders. The property has been abandoned in Cloverleaf MN MHC, LLC. The amount of the claim against the above referenced property is \$3,203.02. Computed to the date of sale, exclusive of expenses of said sale and the advertising thereof. Cloverleaf MN MHC, LLC

(by) a Melissa Sauerwein 150 Highway 10 Northwest. St. Cloud, MN 56304 (320)-252-4664

F-17-3B

NOTICE OF MORTGAGE FORECLOSURE SALE NOTICE IS HEREBY GIVEN said county as follows:

described mortgage: October 30, 2019 ORIGINAL AMOUNT OF MORTGAGE: \$137,365.00 MORTGAGOR(S): Adam N. Hoffman, a married man MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Caliber Home their personal representatives Loans, Inc., its successors and

assigns DATE AND PLACE OF RECORDING: Recorded: November 12, 2019 Benton County Recorder Document Number: 439498 LOAN MODIFICATION:

Dated: July 1, 2021 Recorded: July 20, 2021 Document Number: 453956 ASSIGNMENTS MORTGAGE: And assigned to: U.S. Bank

National Association Dated: September 10, 2020 Recorded: September 10, 2020 Benton County Recorder Document Number: 445740 Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Identification 100820997853080334 a Saturday, Sunday or legal THISISACOMMUNICATION Originator: Loans, Inc.

U.S. Bank National Association LAW COUNTY IN PROPERTY IS LOCATED: Benton

Number:

Property Address: 500 4th Ave N, Foley, MN 56329-8433 Parcel ID Number: IF A JUDICIAL ORDER Tax 130046500 LEGAL DESCRIPTION OF MINNESOTA PROPERTY: Lots 11 and 12, SECTION Block 2, Hall's Third Addition DETERMINING

Minnesota **AMOUNT** CLAIMED AS OF DATE OF NOTICE: PRODUCTION, AND ARE

\$153,826.41 THAT all requirements have been complied with; that no action or

proceeding has been instituted Wilford, Geske & Cook, P.A. at law or otherwise to recover Attorneys for Mortgagee the debt secured by said mortgage, or any part thereof; 200 that this is registered property; Woodbury, MN PURSUANT to the power of (651) 209-3300 sale contained in said mortgage, File Number: 051919-F2 the above-described property will be sold by the Sheriff of

that default has occurred in DATE AND TIME OF SALE: the conditions of the following May 25, 2023 at 10:00 AM PLACE OF SALE: County MORTGAGE: Sheriff's office, 581 Highway

23, Foley, Minnesota PRINCIPAL to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorney fees allowed by law, subject to redemption within six (6) months from the date of said sale by the mortgagor(s),

> 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 27, 2023, or the

27, 2023 falls on a Saturday, Sunday or legal holiday. Mortgagor(s) released financial obligation: NONE THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING COLLECT A DEBT. ANY INFORMATION OBTAINED

next business day if November

WILL BE USED FOR THAT **PURPOSE** THE **RIGHT** VERIFICATION OF Transaction Agent Mortgage DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE Lender/Broker/Mortgage PROVIDED BY LAW IS

Caliber Home NOT AFFECTED BY THIS ACTION Residential Mortgage Servicer: THE TIME ALLOWED BY FOR REDEMPTION WHICH BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY REDUCED TO FIVE WEEKS

STATUTES. to the Village (now City) of OTHER THINGS, THAT THE Foley and the Northerly 7 feet MORTGAGED PREMISES of vacated street lying adjacent ARE IMPROVED WITH A to said lots, Benton County, RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS: NOT ARE PROPERTY TO BE DUE USED IN AGRICULTURAL

ENTERED

pre-foreclosure DATED: March 30, 2023 MORTGAGEE: U.S. Bank National Association 7616 Currell Boulevard, Suite

Woodbury, MN 55125

ABANDONED.

F-15-6B

UNDER

NOTICE OF MORTGAGE FORECLOSURE SALE

TO LOAN **TRUST** 2004-VERIFICATION OF THE 36CB, MORTGAGE PASS-**IDENTITY** THROUGH CERTIFICATES, 2004-36CB ORIGINAL SERIES on CREDITOR WITHIN THE February 24, 2021, and said SERVICER: NewRez LLC TIME PROVIDED BY LAW assignment was recorded on d/b/a Shellpoint Mortgage of sale therein contained, said Mortgage will be foreclosed and document number 451667.

Notice is hereby given that LEGAL DESCRIPTION OF

occurred in PROPERTY: THE EASTERLY 90.0 FEET ORIGINAL OF LOTS ONE (1), TWO (2) MORTGAGE: AND THREE (3) IN BLOCK TWENTY (20) OF THE AMOUNT DUE AND PLACE OF SALE: BENTON THE THYLE ALLOWED TO BE DUE County Sheriff's Office, Front LAW FOR REDEMPTION DADING ACCORDING TO AS OF DATE OF NOTICE, Lobby, 581 Highway 23, Foley, BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL person **RAPIDS, ACCORDING TO** AS OF DATE OF NOTICE, Mortgage **THE PLAT AND SURVEY** INCLUDING TAXES, IF ANY Registration THEREOF NOW ON FILE PAID BY **AND OF RECORD IN THE** \$107,941.61 OFFICE OF THE COUNTY RECORDER IN

> **MINNESOTA** PARCEL ID #: 19.00214.00 PROPERTY ADDRESS: 801 complied with all notice (6) months from the date of sale DETERMINING, TRANSACTION

America's Wholesale Lender ORIGINATOR: N/A CURRENT COUNTY

PROPERTY IS LOCATED: Benton PRINCIPAL AMOUNT OF MORTGAGE: SALE: June 15, 2023 at 10:00 FINANCIAL \$128,000.00

MORTGAGEE:

IN

That prior AND commencement of FOR BENTON COUNTY, mortgage proceeding Assignee statute; that no Mortgagors have representatives or assigns. been released from financial Electronic obligation on said Mortgage; PROPERTY: The date on or RESIDENTIAL DWELLING Chicago, IL 60602 that no action or proceeding before which the mortgagor OF LESS THAN FIVE UNITS, Phone 312-541-9710 recover that debt secured by said the mortgage is not reinstated USED IN AGRICULTURAL

that all conditions precedent to section 580.30 of the property ABANDONED. acceleration of the debt secures MORTGAGE thereby have been fulfilled;

> will be sold by the Sheriff of p.m. said county as follows: DATE AND TIME OF RELEASED

MN 56329

the and taxes, if any, on said REDUCED TO FIVE WEEKS this premises, and the costs and IF foreclosure disbursements, Mortgagee/ attorneys' fees allowed by law, Mortgagee subject to redemption within six SECTION 4th Avenue N, Sauk Rapids, requirements as required by by the mortgagor, their personal OTHER THINGS, THAT THE DATE TO

including IS

Statutes sections 580.23 is FROM A DEBT COLLECTOR December 15, 2023 at 11:59 ATTEMPTING PURSUANT to the power p.m. If the foregoing date is COLLECT A DEBT. Saturday, Sunday, or a legal INFORMATION OBTAINED Mortgage will be foreclosed and holiday, then the date to vacate WILL BE USED FOR THAT WHICH the above described property is the next business day at 11:59 PURPOSE. MORTGAGOR

FROM OBLIGATION ON MORTGAGE: None MORTGAGOR'S PERSONAL to pay the debt the debt REPRESENTATIVES then secured by the Mortgage, OR ASSIGNS, MAY BE A JUDICIAL ORDER **ENTERED** UNDER MINNESOTA STATUTES, 582,032. MORTGAGED PREMISES Attorney for Mortgagee VACATE ARE IMPROVED WITH A 30 N. LaSalle St., Suite 3650

NOT

Minnesota Statutes PRODUCTION, AND ARE

RESIDENTIAL MORTGAGE foreclose of the Mortgage and redeemed under Minnesota THIS COMMUNICATION IS

Dated: April 14, 2023 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC. ALTERNATIVE LOAN TRUST 2004-36CB, MORTGAGE PASS-THROUGH CERTIFICATES, **SERIES 2004-36CB** Mortgagee Kenneth J. Johnson Minnesota State Bar

0246074 Blumberg AMONG Johnson, Associates, LLC

PROPERTY Fax 312-541-9711 F-16-6B

YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE TRANSACTION AGENT ID has been instituted by law to must vacate the property if ARE CERTIFICATEHOLDERS OF NO.: 1000157-0004492015-1 recover that debt secured by said the mortgage is not reinstated USED CWALT, INC., ALTERNATIVE LENDER

MORTGAGEE: Electronic Systems, Inc AND PLACE OF DATE RECORDING: Recorded: December 8, 2004 Benton County Recorder Document No. 321268 ASSIGNMENTS MORTGAGE: Said mortgage was assigned to THE BANK OF NEW

Nadine

MN 56379 AGENT: Mortgage Registration Systems, Inc. OR BROKER: Mortgage, or any part thereof; under

PROBATE NOTICE STATE OF MINNESOTA COUNTY OF BENTON SEVENTH JUDICIAL DISTRICT DISTRICT COURT PROBATE DIVISION

NOTICE AND ORDER OF HEARING ON PETITION FOR PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESEN-TATIVE AND NOTICE TO CREDITORS

Court File No: 05-PR-23-558

Estate of WENDY L. JOHNSON,

Decedent. *This is an administrative

not required.*

to the Will dated_ and separate writing(s) under necessary acts for the Estate. Minn. Stat. 524.2-513 ("Will"), and for the appointment of Taylor Johnson, whose address is 801) all creditors having claims 432 Oak Avenue South, Box against the Estate are required as Personal Representative of sonal Representative or to the the Estate of the Decedent in an Court Administrator within four

Any objections to the pe-

It is Ordered and Notice is hearing. If proper and if no ob- the Attorney General pursuant given that on May 22, 2023, at jections are filed or raised, the to Minn. Stat. 501B.41, subd. 8:00 AM, a hearing will be held Personal Representative will in this Court at Foley, Minne- be appointed with full power to Dated: 6 April 2023 sota, for the formal probate of administer the Estate including an instrument purporting to be the power to collect all assets, to the Will of the Decedent, dat- pay all legal debts, claims, taxed July 23, 2021 and codicil(s) es and expenses, to sell real and Dated: 4/6/2023 , personal property, and to do all

Notice is also given that (subject to Minn. Stat. 524.3-561, Maple Lake, MN 55358 to present the claims to the Per-UNSUPERVISED administra- months after the date of this Notice or the claims will be barred. Email: schroeppellaw@yahoo. A charitable beneficiary

hearing and your appearance is tition must be filed with the may request notice of the pro-

Court prior to or raised at the bate proceedings by given to

BY THE COURT /s/ Michael S. Jesse

Judge of District Court

/s/ Megan Bergman Court Administrator Attorney for Estate D.A. Schroeppel Schroeppel and Schroeppel 104 Division Street, Box 456 Buffalo, MN 55313 Attorney License No: 97731 Telephone: 763-682-2682 FAX: 763-682-4347

com F-18-2B

SUMMONS STATE OF MINNESOTA BENTON COUNTY DISTRICT COURT SEVENTH JUDICIAL DISTRICT Court File Number: 05-JV-23-599

> **SUMMONS Termination of Parental Rights Matter or Other Permanent Placement Determination Matter**

DANIEL PATRICK MCGUIRE

In the Matter of the Welfare of the Child(ren) of: Tia Ruegemer and Daniel McGuire (MJR)

PLEASE take notice that YOU HAVE BEEN SERVED on April 06, 2023, a Termina- WITH THIS SUMMONS tion seeking to permanently court rule: sever the rights of the above- • You are a parent to the **Permanency Petition seeking** the permanent placement of

the child(ren) of the abovenamed parent(s) was filed in the above-named court. YOU ARE HEREBY SUM-MONED AND REQUIRED TO APPEAR IN COURT at the following date, time, and place where a hearing regarding the Petition and the best interests of the child(ren) will

> May 22, 2023 Admit/Deny Hearing 9:00 AM

be held:

District Court Judge Michael S Jesse Benton County District Court Courtroom 2 615 Highway 23,

PO Box 189 Foley, MN 56329 (320) 968-5205

tion of Parental Rights Peti- because, pursuant to statute or

named parent(s) or another child(ren) named in the peti-

tion; or

• You are a party to this pro- child(ren) in foster care; ceeding pursuant to Juvenile torney for a party; or

the child who is the subject of the Petition; or

• You are a person whose presence the court believes is important to a determination con- manent placement of the cerning the best interests of the child(ren) child(ren) who are the subject of the Petition.

IF YOU FAIL TO APPEAR **AT THE HEARING:**

hearing without you; and

• The court may find that the an attorney as authorized factual allegations and statuto- under the statutes and court ry grounds set forth in the peti- rules . It is your responsibility tion have been proved; and • The court may enter an order administrator if your address granting the relief requested changes.

• removing the child(ren) from the home of the parent or

legal custodian and placing the • permanently severing the

Protection Rule 21.01 or an at- parent's rights to the child(ren) pursuant to a termination of pa-• You have physical custody of rental rights petition;

• permanently transferring the child(ren)'s legal and physical custody to a relative; or

• an order for other per-

A STATEMENT OF YOUR RIGHTS AND RESPONSI-**BILITIES MAY BE PICKED** UP IN COURT ADMINIS-• The court may conduct the **TRATION**, **including** the right to be represented by to immediately notify the court

in the petition, which may in- Dated: April 12, 2023 Megan Bergman

Court Administrator F-16-3B

NOTICE OF MORTGAGE FORECLOSURE SALE

RIGHT VERIFICATION OF THE **IDENTITY** DEBT AND **ORIGINAL CREDITOR WITHIN THE** TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION. NOTICE IS HEREBY GIVEN: IDENTIFICATION NUMBER: That default has occurred in R19.03976.00

the conditions of the following T R A N S A C T I O N described mortgage:

December 23, 2011 ORIGINAL \$140 130 00 MORTGAGOR(S): Mark

M. Motsko and Jeannine R. Motsko, husband and wife MORTGAGEE: Wells Fargo Bank, N.A

DATE AND PLACE OF 17, 2012 as Document Number returned unsatisfied, in whole USED IN AGRICULTURAL 387980 in the Office of the or in part. County, Minnesota.

ASSIĞNMENTS

PROPERTY: Lot Two (2), June 13, 2023 at 10:00 AM. Benton County, Minnesota.

STREET IN Benton County, Minnesota.

TO TRANSACTION None NAME MORTGAGE ORIGINATOR: Wells Fargo Bank, N.A.

> RESIDENTIAL SERVICER: Wells Fargo Bank, N.A. TAX

AGENT'S MORTGAGE: IDENTIFICATION NUMBER:

None PRINCIPAL THAT no action or proceeding IS AMOUNT OF MORTGAGE: has been instituted at law to MINNESOTA recover the debt then remaining SECTION secured by such mortgage, DETERMINING, or any part thereof, or, if the OTHER THINGS, THAT THE action or proceeding has been MORTGAGED instituted, that the same has ARE IMPROVED WITH A been discontinued, or that an RESIDENTIAL DWELLING execution upon the judgment OF LESS THAN FIVE UNITS, FILING: Recorded on April rendered therein has been ARE

County Recorder of Benton PURSUANT, to the power of ABANDONED. the above described property RELEASED said county as follows:

Block One (1), Mayhew Lake PLACE OF SALE: Benton Preserve, according to the plat County Sheriff's Office, 581 TROTT LAW, P.C. and survey thereof on file and Highway 23, Foley, MN 56329. By: /s/ of record in the Office of the to pay the debt then secured by N. Kibongni Fondungallah, County Recorder in and for said mortgage and taxes, if any Esq. actually paid by the mortgagee, Samuel R. Coleman, Esq. innesota. actually paid by the mortgagee, Samuel R. Coleman, Es ADDRESS on the premises and the costs *Sung Woo Hong, Esq.' OF PROPERTY: 1515 and disbursements allowed Attorneys for Mortgagee PERENNIAL LANE NE, by law. The time allowed by 25 Dale Street North SAUK RAPIDS, MN 56379 law for redemption by said St. Paul, MN 55102 WHICH mortgagor(s), their personal (651) 209-9760 PROPERTY IS LOCATED: representatives or assigns is (22-0943-FC02) six (6) months from the date of **THIS**

MORTGAGE ON THE DATE VACATE PROPERTY: Unless OF THE NOTICE: \$96,895.70 said mortgage is reinstated

AGENT: 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 13, 2023 THE TIME ALLOWED BY

PARCEL LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL CTION REPRESENTATIVES MORTGAGE OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER ENTERED UNDER STATUTES, 582.032 **AMONG PREMISES** NOT PRODUCTION, AND ARE

sale contained in said mortgage, MORTGAGOR(S) FROM MORTGAGE: Assigned to: will be sold by the Sheriff of FINANCIAL OBLIGATION ON MORTGAGE: None LEGAL DESCRIPTION OF DATE AND TIME OF SALE: Dated: April 19, 2023

WELLS FARGO BANK, N.A. Mortgagee

THE AMOUNT CLAIMED sale.

TO BE DUE ON THE TIME AND DATE TO A DEBT COLLECTOR **COMMUNICATION FROM** F-17-6B