

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:
DATE OF MORTGAGE: October 30, 2019
ORIGINAL PRINCIPAL 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 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 OF 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. Transaction Agent Mortgage Identification Number: 100820997853080334
Lender/Broker/Mortgage Originator: Caliber Home Loans, Inc.
Residential Mortgage Servicer: U.S. Bank National Association
COUNTY IN WHICH PROPERTY IS LOCATED: Benton
Property Address: 500 4th Ave N, Foley, MN 56329-8433
Tax Parcel ID Number: 130046500
LEGAL DESCRIPTION OF PROPERTY: Lots 11 and 12, Block 2, Hall's Third Addition to the Village (now City) of Foley and the Northerly 7 feet of vacated street lying adjacent to said lots, Benton County, Minnesota
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$153,826.41
 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; **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 25, 2023 at 10:00 AM
PLACE OF SALE: County Sheriff's office, 581 Highway 23, Foley, Minnesota
 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), 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 27, 2023, or the next business day if November 27, 2023 falls on a Saturday, 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.
 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 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 30, 2023
MORTGAGEE: U.S. Bank National Association
 Wilford, Geske & Cook, P.A. Attorneys for Mortgagee
 7616 Currell Boulevard, Suite 200
 Woodbury, MN 55125 (651) 209-3300
File Number: 051919-F2
NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE
 The above referenced sale scheduled for May 25, 2023 at 10:00 AM has been postponed to June 27, 2023 at 10:00 AM in the Benton County Sheriff's office, 581 Highway 23, Foley, Minnesota in said County and State.
DATED: May 22, 2023
ASSIGNEE OF MORTGAGE: U.S. Bank National Association
 Wilford, Geske & Cook, P.A. Attorneys for Mortgagee
 7616 Currell Boulevard, Suite 200
 Woodbury, MN 55125 (651) 209-3300
File Number: 051919-F2 F-22-1B

NOTICE OF MORTGAGE FORECLOSURE SALE

THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTIFICATION OF THE ORIGINAL CREDITOR WITHIN THE TIME PERIOD PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.
 NOTICE IS HEREBY GIVEN: That default has occurred in the conditions of the mortgage dated October 24, 2014, MIN 100109800002756196, executed by Michael Jon Henkemeyer and Angela Henkemeyer, husband and wife, as mortgagors, to Mortgage Electronic Registration Systems, Inc., as mortgagee and nominee for Plaza Home Mortgage, Inc., a corporation, through mortgage originator Sandra Mohlenkamp, Mortgages on Main, recorded in

the office of the Benton County Recorder, on January 6, 2015, as Document No. 407339, which mortgage was assigned to Vanderbilt Mortgage and Finance, Inc. by Assignment of Mortgage dated February 16, 2018 and recorded in the office of the Benton County Recorder on March 26, 2018, as Document No. 428466, which mortgage conveyed and mortgaged the following described property, situated in the County of Benton and State of Minnesota, which property has a street address of 3165 Olympus Drive Northeast, Sauk Rapids, Minnesota 56379, and tax identification number 190429900:
 Lot Six, in Block One, of Church Hill East Plat Three, according to the plat and survey thereof, now on file and of record in the office of

the Benton County Recorder, Minnesota
 That the original principal amount secured by said mortgage was \$200,111.00; that there has been compliance with any condition precedent to acceleration of the debt secured by said mortgage and foreclosure of said mortgage required by said mortgage, any note secured thereby, or any statute; that no action or proceeding has been instituted at law to recover the debt remaining secured by said mortgage, or any part thereof; that there is claimed to be due upon said mortgage and is due thereon at the date of this notice, the sum of \$221,681.68 in principal and interest.
 That by virtue of the power of sale contained in said mortgage, the said mortgage will be foreclosed by the sale

of the above described premises with appurtenances, which said sale will be made by the Sheriff of Benton County, Minnesota, at the Sheriff's office in the Law Enforcement Center, 581 Highway 23, Foley, Minnesota, on July 25, 2023, at 10:00 o'clock a.m., at public auction to the highest bidder, to pay the amount then due on said mortgage, together with the costs of foreclosure, including attorneys' fees as allowed by law, in accordance with the provisions of said mortgage. The time allowed by law for redemption by the mortgagors, their personal representatives or assigns, is six (6) months from the date of said sale.
MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: Angela Henkemeyer.

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.
 If the mortgage is not reinstated under Minn. Stat. §580.30 or redeemed under Minn. Stat. §580.23, the mortgagor must vacate the

mortgaged property by 11:59 p.m. on January 25, 2024, unless the foreclosure is postponed pursuant to Minn. Stat. §580.07, or the redemption period is reduced to five (5) weeks under Minn. Stat. §582.032.
 THIS IS AN ATTEMPT TO COLLECT A DEBT BY A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
DATED: May 30, 2023
 Vanderbilt Mortgage and Finance, Inc., Assignee of Mortgagee
FOLEY MANSFIELD
 By: Sean C. Mansfield Atty. No. 0400374 Attorneys for Mortgagee
 250 Marquette Avenue, Suite 1200
 Minneapolis, Minnesota 55401 F-22-6B

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: December 23, 2011
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$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 FILING: Recorded on April 17, 2012 as Document Number

387980 in the Office of the County Recorder of Benton County, Minnesota.
ASSIGNMENTS OF MORTGAGE: Assigned to: None.
LEGAL DESCRIPTION OF PROPERTY: Lot Two (2), Block One (1), Mayhew Lake Preserve, according to the plat and survey thereof on file and of record in the Office of the County Recorder in and for Benton County, Minnesota.
STREET ADDRESS OF PROPERTY: 1515 PERENNIAL LANE NE, SAUK RAPIDS, MN 56379
COUNTY IN WHICH PROPERTY IS LOCATED: Benton County, Minnesota.
THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$96,895.70

TRANSACTION AGENT: None
NAME OF MORTGAGE ORIGINATOR: Wells Fargo Bank, N.A.
RESIDENTIAL SERVICER: Wells Fargo Bank, N.A.
TAX PARCEL IDENTIFICATION NUMBER: R19.03976.00
T R A N S A C T I O N 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.
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: June 13, 2023 at 10:00 AM.
PLACE OF SALE: Benton County Sheriff's Office, 581 Highway 23, Foley, MN 56329.
 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 representatives or assigns is six (6) months from the date of sale.
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 13, 2023.
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.
MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None
Dated: April 19, 2023
WELLS FARGO BANK, N.A. Mortgagee
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) 209-9700 (22-0943-FC02)
THIS IS A COMMUNICATION FROM A DEBT COLLECTOR
 F-17-6B

**MINDEN TOWNSHIP
BENTON COUNTY, MINNESOTA
NOTICE OF ROAD VACATION HEARING**

NOTICE IS HEREBY GIVEN that the Town Board of Minden Township will hold a public hearing on the 13th day of June 2023 at 7:30 p.m. at the Minden Town Hall located at the intersection of Golden Spike Road NE and Town Hall Road NE, Sauk Rapids, for the purpose of holding a public hearing pursuant to Minnesota Statutes, section 164.07 to hear from the public, consider, and possibly act to vacate an unused portion of 30th Street Northeast to facilitate the City of Foley's platting the area for the siting of a sanitary sewer structure. Interested persons are welcome to attend.

Cindy Abraham, Clerk
F-22-1B

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Benton County Board of Adjustment will conduct a public hearing on June 15th, 2023, in the Commissioner's Room, Benton County Government Center, Foley, and beginning at 7:00 p.m. The Board of Adjustment will hear the following:

Gary and Deborah Kawlewski requesting a variance to exceed 25% total lot coverage in the PUD/R-3 Residential District. Pursuant to Sections 7.6.6(B)(3) and 11.5.1. The affected property is described as follows: Lot 1 Block 3, Oak Hill Estates Plat 3, Section 23, Watab Township. The on-site inspection of this property will be made at approximately 1:25 p.m. on June 15th, 2023.

ANYONE with comments regarding the above will be heard at this meeting.

F-22-1B

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

Court File: 05-PR-23-826
Case Type: Probate

Notice and Order for Hearing on Petition for Probate of Will and Appointment of Personal Representative and Notice to Creditors

In Re: Estate of
Marilyn L. Tadych,
Decedent (Deceased Person)

It is ordered and notice is given that on 7/10/2023 at 8:00 a.m. a hearing will be held at Benton County Court, 615 Hwy 23, Foley, MN for the formal probate of a document that is claimed to be the original Will of the Decedent, dated 6/10/2022 and for the appointment of Raymond Goulet, 10129 75th Ave NE, Foley, MN 56329 as Personal Representative of the Estate of the Decedent in an unsupervised administration.

Any objections to the petition should be filed with the Court prior to or raised at the hearing. Note: You will need to pay a filing fee when you file the objection. If you can-

not afford the fee, you can ask for a fee waiver (see <http://mncourts.gov/GetForms.aspx?c=19&p=69>).

If proper and if no objections are filed or raised, the Personal Representative will be appointed with full power to administer the Estate including the power to collect all assets, to pay all legal debts, claims, taxes and expenses, to sell real and personal property, and to do all necessary acts for the Estate.

Notice is also given that (subject to Minn. Stat. § 524.3-801) all creditors having claims against the Estate are required to present the claims to the Personal Representative or to the Court Administrator within four months after the date of this Notice or the claims will be barred.

This is an administrative hearing and your appearance is not required.

Dated: 23 May 2023

BY THE COURT:
/s/ Michael S. Jesse
District Court Judge

Attorney for Personal Representative
Joseph S. Mayers
Kelm & Reuter, P.A.
1287 2nd St N, Suite 101
Sauk Rapids, MN 56379
Attorney License No: 0295747
email:kelmreuter@kelmreuter.com
Telephone: 320-251-1423

F-22-2B

PUBLIC NOTICES

NOTICE OF MORTGAGE FORECLOSURE SALE

23-116051

**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: November 30, 2010

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$125,660.00

MORTGAGOR(S): David John Gohman, unmarried

MORTGAGEE: Wells Fargo Bank, N.A.

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE

MORTGAGE: Wells Fargo Bank, N.A.

SERVICER: Specialized Loan Servicing LLC

DATE AND PLACE OF FILING: Filed December 2, 2010, Benton County Recorder,

as Document Number A378399

ASSIGNMENTS OF

MORTGAGE: Assigned to: Specialized Loan Servicing LLC; Dated: October 4, 2021 filed: October 4, 2021, recorded as document number 455795

LEGAL DESCRIPTION OF PROPERTY:

Lot Sixteen (16), Block Two (2), of Pleasantwood Addition 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 IDENTIFICATION NUMBER: 19.02053.00

COUNTY IN WHICH PROPERTY IS LOCATED: Benton

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$65,939.62

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;

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: June 15, 2023, 10:00AM

PLACE OF SALE: Sheriff's Main Office, Lobby of Law Enforcement Center, 581 Hwy 23, Foley, MN 56329

to pay the debt 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 12 months from the date of said sale by the mortgagor(s) the personal representatives or assigns.

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 June 15, 2024, or the next business day if June 15, 2024 falls on a Saturday, Sunday or legal holiday.

"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 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: April 20, 2023

Specialized Loan Servicing LLC

Assignee of Mortgagee

LOGS Legal Group LLP

Melissa L. B. Porter - 0337778

Gary J. Evers - 0134764

Tracy J. Halliday - 034610X

Attorneys for Mortgagee

1715 Yankee Doodle Road, Suite 210

Eagan, MN 55121

(952) 831-4060

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

F-17-6B

PROBATE NOTICE

STATE OF MINNESOTA
COUNTY OF BENTON
DISTRICT COURT
SEVENTH JUDICIAL
DISTRICT

case type: Informal Probate

court file: 05-PR-23-606

NOTICE OF INFORMAL PROBATE OF WILL AND INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS

In Re: Estate of
Joseph Edward Chandler,

Decedent.

Notice is given that an Application for Informal Probate of Will and Informal Appointment of Personal Representative was filed with the Registrar, along with a Will on April 8, 2023. The Registrar accepted the application and informally

appointed Michelle Y. Chandler, whose address is 316 5th AVE N, Sauk Rapids, MN 56379, to serve as the personal representative of the Decedent's estate.

Any heir, devisee or other interested person may be entitled to appointment as personal representative or may object to the appointment of the personal representative. Any objection to the appointment of the personal representative must be filed with the Court, and any properly filed objection will be heard by the Court after notice is provided to interested persons of the date of hearing on the objection. Unless objections are filed, and unless the Court orders otherwise, the personal representative has the full power to administer the estate, including, after thirty (30) days from the issuance of letters testamentary, the power to sell, en-

cumber, lease, or distribute any interest in real estate owned by the Decedent.

Notice is further given that, subject to Minn. Stat. § 524.3-801, all creditors having claims against the Decedent's estate are required to present the claims to the personal representative or to the Court within four (4) months after the date of this notice or the claims will be barred.

Dated: May 3, 2023

/s/ Heidi Rasmussen

Probate Registrar

Megan Bergman,

Court Administrator

Calvert Law Office PA

Sam V. Calvert

MN ID #1431X

1011 2nd ST. N STE 107

St. Cloud, MN 56303

320-252-4473
calcloud@gmail.com
Attorney for Personal Representative

F-21-2B