

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 26, 2020

MORTGAGOR: Hannah Heidebrink an unmarried woman and Aaron Wehlage an unmarried man.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Primelending, a Plainscapital Company its successors and assigns.

DATE AND PLACE OF RECORDING: Recorded July 27, 2020 Benton County Recorder, Document No. 444610.

ASSIGNMENTS OF MORTGAGE: Assigned to: Carrington Mortgage Services, LLC. Dated April 1, 2024 Recorded April 3, 2024, as Document No. 471061.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

TRANSACTION MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 100053680000205214

LENDER OR BROKER

AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Primelending, a Plainscapital Company

RESIDENTIAL MORTGAGE SERVICER: Carrington Mortgage Services LLC

MORTGAGED PROPERTY ADDRESS: 808 10th Avenue Northeast, Rice, MN 56367

TAX PARCEL I.D. #: 150069600

LEGAL DESCRIPTION OF PROPERTY: Lot 6, Block 5 Fox Meadows

COUNTY IN WHICH PROPERTY IS LOCATED: Benton

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$226,262.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$ 212,893.75

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: June 6, 2024 at 10:00 AM

PLACE OF SALE: County Sheriff's Office, 581 Highway 23 Northeast Foley, 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 December 6, 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: April 4, 2024

Carrington Mortgage Services, LLC 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 85 - 24-002413 FC

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

R-15-6B

STATE OF MINNESOTA

Before the

BENTON COUNTY BOARD OF COMMISSIONERS SITTING AS THE ROAD AUTHORITY FOR BENTON COUNTY STATE AID HIGHWAY NO. 7 and crossing DITCH NOS. 9 BRANCH 1, 9 MAIN TRUNK LINE, 12, 13 AND 15 BRANCH 2

PUBLIC HEARING NOTICE

In the Matter of: the MINOR ALTERATION of BENTON COUNTY DITCH NOS. 9 BRANCH 1, 9 MAIN TRUNK LINE, 12, 13 AND 15 BRANCH 2

PLEASE TAKE NOTICE, the Board of Commissioners of the Benton County sitting as the road authority for Benton County STATE AID HIGHWAY NO. 7, shall hold a public hearing pursuant to Minn. Stat. § 163.17 on the resolution adopted by the Benton County Board of Commissioners on March 5, 2024:

A. It is advantageous or desirable in the maintenance of CSAH 7 to make a minor alteration or change in a public ditch system COUNTY DITCH Nos. 9 BRANCH 1, 9 MAIN TRUNK LINE, 12, 13 AND 15 BRANCH 2 directly affecting the highway, and

B. That the alteration or change will not affect the functioning or efficiency of the ditch system.

The March 5, 2024, resolution and plan showing in detail the alteration or change therein described are on file in the Benton County Auditor Treasurer's Office and at Benton County Public Works office at 7752 Highway 25 NE, Foley, MN 56329.

The hearing shall be held at 10:00 a.m. on May 7, 2024, at the Benton County Boardroom at the Benton County Government Center, at 531 Dewey Street, Foley, MN 56329. All interested parties may appear and be heard.

/s/ Christine Scherbing

Christine Scherbing, Auditor-Treasurer

Dated: April 2, 2024

R-14-3B

Public Notice of Mechanical Lien NOTICE OF SALE

The personal property as follows, to-wit: 2008 Chevrolet Malibu VIN# 1G1ZG57B384295695 will be sold by Auto Solution Sales & Services, LLC at public sale on the 23rd day of May 2024 at 10:00 o'clock am at 850 Lincoln Ave NE in the City of Saint Cloud County of Benton, State of Minnesota, to pay and satisfy a lien for storage charges.

R-16-3P

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: September 23, 2020

MORTGAGOR: Michael J Tomczik and Jeanna C Tomczik, husband and wife as joint tenants.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for American Heritage National Bank its successors and assigns.

DATE AND PLACE OF RECORDING: Recorded October 6, 2020 Benton County Recorder, Document No. 446440.

ASSIGNMENTS OF MORTGAGE: Assigned to: U.S. Bank National Association. Dated May 22, 2023 Recorded May 22, 2023, as Document No. 466260. And thereafter assigned to: Select Portfolio Servicing, Inc. Dated November 1, 2023 Recorded November 1, 2023, as Document No. 468996.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

TRANSACTION MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 1005902-0000003471-0

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: American Heritage National Bank

RESIDENTIAL MORTGAGE SERVICER: Select Portfolio Servicing,

MORTGAGED PROPERTY ADDRESS: 1413 3rd Avenue South, Sauk Rapids, MN 56379

TAX PARCEL I.D. #: 190137300

LEGAL DESCRIPTION OF PROPERTY: Lot Four (4), Block Seven (7), Sweet's Addition to Sauk Rapids, Benton County, Minnesota.

COUNTY IN WHICH PROPERTY IS LOCATED: Benton

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$113,000.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$111,378.99

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: June 6, 2024 at 10:00 AM

PLACE OF SALE: Benton County Sheriff's Office, 581 Highway 23 Northeast Foley, 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 December 6, 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: April 2, 2024

Select Portfolio Servicing, Inc. 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 - 24-002236 FC

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

R-15-6B

Langola Township Accepting Bids on Paving of Township Roads

Langola Township is now accepting bids on the paving of approximately 1.6 miles of township roads and random patching. For specifications and more information on the paving, please contact Township Supervisor Mark Petron at 320-250-3657. Bids are due by 7PM on May 15, 2024 at the beginning of the regular monthly meeting of the Langola Board of Supervisors. Bids must be labeled as paving bids and put in a sealed envelope, then mailed to Langola Township, P.O. Box 243, Rice, MN 56367 or brought to the meeting on the night of May 15th 2024.

R-16-1B

CITY OF SAUK RAPIDS NOTICE OF FILING FOR THE 2024 STATE PRIMARY ELECTION

Notice is hereby given that a Municipal Primary Election will be held in the City of Sauk Rapids, Benton County, on Tuesday, August 13, 2024 for the purpose of electing candidates for the offices listed below. The filing period for these offices begins at 8:00 AM on Tuesday, May 21, 2024 until 5:00 PM on Tuesday, June 4, 2024.

CITY OFFICES

- One (1) Mayoral Seat-Elected at Large-Four (4) Year Terms
Two (2) City Council Seats - Elected at Large - Four (4) Year Terms

Filing of Affidavits of Candidacy for City Offices shall be at the City Clerk's Office, Sauk Rapids Government Center-City Hall, 250 Summit Ave N, Sauk Rapids, Minnesota, 56379 from 8:00 AM on Tuesday, May 21, 2024 until 5:00 PM on Tuesday, June 4, 2024.

The polling places for the City's precincts are:

- 1. The polling place for the 1st Precinct voters is Riverside Terrace (New Event Center in Southside Park), 195 Riverside Avenue South;
2. The polling place for the 2nd Precinct voters is the Council Chambers at Sauk Rapids Government Center, 250 Summit Avenue North;
3. The polling place for the 3rd Precinct voters is Discovery Church, 700 18th Street North West;
4. The polling place for the 4th Precinct voters is Riverside Church, 1702 West Highview Drive;
5. The polling place of the 5th Precinct voters is the Community Room at the Sauk Rapids Government Center, 250 Summit Avenue North;
6. The polling place of the 6th Precinct is a mail ballot precinct until further notice.

R-16-1B

Advertisement for AmeriGlide Rave 2 stair lift. Text: "Don't let the stairs limit your mobility." Includes image of the stair lift and contact information: "Call today to save on a Rave 2 stair lift! 1-866-852-5506".

**BENTON COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
APRIL 2, 2024**

The Benton County Board of Commissioners met in regular session on April 2, 2024, in the Benton County Board Room in Foley, MN. Call to order by Chair Jared Gapinski was at 9:00 AM followed by the Pledge of Allegiance to the flag. A roll call showed Commissioners Beth Schlagen, Steve Heinen, Jared Gapinski, Scott Johnson, and Ed Popp present.

County Administrator Montgomery Headley requested to amend the agenda to set the date and time for a Public Hearing for a road construction project in 2024 to reconstruct County State Aid Highway (CSAH) 7 before Commissioner Meeting Updates at 9:45 AM. This item will be removed from the Ditch Authority Agenda. Motion by Johnson and seconded by Heinen to approve the amended agenda. Motion carried unanimously.

No one was present to speak under Open Forum. Motion by Popp and seconded by Johnson to approve Consent Agenda items 1 - 9: 1) approve the Regular Meeting Minutes of March 19, 2024 and authorize the Chair to sign; 2) approve the Human Services Meeting Minutes of February 6, 2024 and authorize the Chair to sign; 3) approve the 2024-2025 contract with Lutheran Social Services for the Keeping Families Together program and authorize the Chair to sign; 4) approve the 2024-2025 contract renewal for Milestones to coordinate the Benton County Children's Mental Health Collaborative and authorize the Chair to sign; 5) approve the application for Consumption and Display Permit; 6) approve the Ingestion Pathway Grant Agreement and authorize the Chair to sign; 7) approve the Climavision Contract and authorize the Chair to sign; 8) approve the Rave Contract and authorize the Chair to sign; 9) approve the agreement with Tri-County Humane Society and authorize the Chair to sign. Motion carried unanimously.

Next, Department of Corrections (DOC) District Supervisor Deb Anderson provided a presentation on the DOC Comprehensive Plan for Benton County. The presentation included information on the DOC's administration and organization of correctional services, District organizational chart, Advisory Board, DOC training requirements, an overview of supervision population, strategic planning at the State level, strate-

gic planning at the local level, pre-trial, diversion and other services, narrative of core interventions and evidence-based practices, victim concerns, correctional fees, contracted services and proposals for new services, budget, and DOC highlights. Anderson requested County Board approval of the DOC Comprehensive Plan for Benton County. Motion by Heinen and seconded by Johnson to adopt the DOC Comprehensive Plan for Benton County. Motion carried unanimously.

Next, Sheriff Troy Heck requested the County Board approve the proclamation for National Public Safety Telecommunicator's Week in Benton County for the week of April 14th through April 20th. This designation honors the men and women of our nation's public safety answering points who are the first point of contact for people seeking help from fire, EMS, or law enforcement. Motion by Johnson and seconded by Popp to adopt the proclamation for Nation Public Safety Telecommunicator's Week in Benton County for the week of April 14th through April 20th. Motion carried unanimously.

Next, Land Services Director Roxanne Achman requested the County Board to consider a resolution authorizing approval of Public Works and Land Services to submit an application to the State of Minnesota for funds through the Public Land Survey System (PLSS) Monument Grant. In 2023 Minnesota Legislature, through MN Statute §381.125, directed the Minnesota Geospatial Information Office (Mn Geo) to develop a grant program for the perpetuation of PLSS monuments. Approximately \$9.1 million in grant funds are available, however, there is an anticipated request of over \$16 million by counties who've submitted a letter of intent to apply for the funds. The minimum request is \$50,000. The grant application opened for all Minnesota counties at the end of February 2024. The County Surveyor, Jay Wittstock and GIS Coordinator, Scott Zwick, have discussed the need and use of grant funds to restore, maintain, and update the PLSS land corners in Benton County. Staff anticipate a need of \$50,000 to update 50 PLSS corners and to update the PLSS corners database to PLSS Point Standards. Should the county be selected to receive grant funds, an agreement will need to be entered with the state. That agreement would be presented to the Board for action at such time. Motion by Heinen and seconded by Schlagen to approve a resolution authorizing approval of Public Works and Land Services to submit an application to the State

of Minnesota for funds through the PLSS Monument Grant. Motion carried unanimously.

Next, Sheila Delaney, a consultant for Avivo Village presented their concept and plan to the Benton County Board. Avivo Village has been coordinating with the City of St. Cloud and the surrounding area to build a new homeless facility in the St. Cloud area. This item was for informational purposes only.

Next, Social Services Supervisor Nikki Knowles shared the needs assessment of the Benton County Local Advisory Committee and had Samantha Keeville of Solutions Behavioral Health provide a presentation on the Applied Behavioral Analyst Program for youth. This highlights an area program serving youth in Central Minnesota. This item was for informational purposes only.

Next, County Engineer Chris Byrd requested to set a date and time for the public hearing for a Road Construction Project in 2024 to reconstruct CSAH 7. The public hearing was set for Tuesday, May 7, 2024 at 9:00 AM for a Road Construction Project in 2024 to reconstruct CSAH 7. The Regular Board Meeting recessed at 10:15 AM to conduct a Community Health Board Meeting. The Regular Board Meeting reconvened at 10:32 AM.

Next, Board members reported on recent meetings they attended on behalf of Benton County. There were no additional comments under Comments by Commissioners.

Heinen/Johnson to set the Committee of the Whole Meeting: Wednesday, April 10, 2024, Central Minnesota Alliance Meeting, Sauk Rapids Government Center, 250 Summit Ave N, Sauk Rapids, MN 56379, 9:00 AM. Motion carried unanimously.

Motion by Johnson and seconded by Heinen to adjourn the Regular Board Meeting at 10:49 AM. Motion carried unanimously.

Jared Gapinski, Chair
Benton County Board of Commissioners

ATTEST:
Montgomery Headley
Benton County Administrator

R-16-1B

**BENTON COUNTY ORDINANCE NO. 492
AN ORDINANCE ESTABLISHING
OFFICIAL MAP NO. 3 FOR BENTON COUNTY
STATE AID HIGHWAY NO. 25**

WHEREAS, County State Aid Highway No. 25, between State Highway 23 NE and State Highway 95 NE, has been identified as needing future improvements which may extend beyond the existing right-of-way; and,

WHEREAS, one of the purposes of the adoption of an Official Map is to show proposed future county roads and highways and areas needed for future widening of existing county roads and highways; and,

WHEREAS, the future reconstruction of County State Aid Highway No. 25 will require additional road right-of-way to allow for the construction of wider shoulders; safe, traversable slopes; and open ditches to carry surface water to meet minimum State Aid standards as identified in Minnesota Administrative Rule 8820; and,

WHEREAS, the existing 33-feet of road right-of-way along County State Aid Highway No. 25 between State Highway 23 NE and State Highway 95 NE, does not have sufficient width to allow for reconstruction that would meet State Aid standards as identified in Minnesota Administrative Rule 8820; and,

WHEREAS, 60-feet of right-of-way from centerline on both sides of the road will be necessary to meet construction and safety standards for a County State Aid Highway as identified in Minnesota Administrative Rule 8820; and,

WHEREAS, the adoption of an Official Map informs property owners and developers that the road will be reconstructed in the future and that additional right-of-way will be necessary for its reconstruction; and,

WHEREAS, Minn. Stat. § 394.361, subd. 2., grants the Planning Commission the ability to develop and recommend for adoption by the Board Official Maps; and,

WHEREAS, on March 26rd and 30th, 2024, Notice of Public Hearings to adopt Ordinance No. 492, Official Map No. 3 was published in the official newspapers and mailed to the governing bodies of all towns and municipalities located within two miles of the effected property within Benton County and to all property owners within one half mile of the effected property; and,

WHEREAS, public hearings regarding said proposal have been conducted by the Benton County Planning Commission and the Benton County Board of Commissioners on April 11, 2024, and April 16, 2024; and,

NOW, THEREFORE, be it ordained that the Benton County Board of Commissioners adopted Official Map No. 3, which is attached hereto and incorporated by reference.

Approved and adopted by the Board of Commissioners this 16th day of April 2024.

Upon enactment, this ordinance shall be effective upon the date of its publication as provided by law.

Jared Gapinski, Chair
Benton County Board of Commissioners

ATTEST:
Montgomery Headley
Benton County Administrator

R-16-1B

**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 28, 2008

MORTGAGOR: Keith E. Olson and Tammy J. Lewandowski nka Tammy J. Olson, Husband and Wife.

MORTGAGEE: Citicorp Trust Bank, fsb.

DATE AND PLACE OF RECORDING: Recorded April 7, 2008 Benton County Recorder, Document No. A356358.

ASSIGNMENTS OF MORTGAGE: Assigned to: Towd Point Master Funding Trust 2019-PM1. Dated April 3, 2019 Recorded April 5, 2019, as Document No. 434964. And thereafter assigned to: Firstkey Mortgage, LLC. Dated June 4, 2020 Recorded June 15, 2020, as Document No. 443514. And thereafter assigned to: Towd Point Mortgage Trust 2019-3, U.S. Bank National Association, as Indenture Trustee. Dated June 4, 2020 Recorded October 23, 2023, as Document No. 468848.

T R A N S A C T I O N

AGENT: NONE

T R A N S A C T I O N

AGENT'S MORTGAGE

I D E N T I F I C A T I O N

NUMBER ON MORTGAGE: NONE

LENDER OR BROKER

AND MORTGAGE

ORIGINATOR STATED ON

MORTGAGE: Citicorp Trust

Bank, fsb

R E S I D E N T I A L

MORTGAGE SERVICER:

Select Portfolio Servicing,

Inc.

M O R T G A G E D

PROPERTY ADDRESS: 253

Elm Drive, Foley, MN 56329

TAX PARCEL I.D. #:

NOTICE OF MORTGAGE FORECLOSURE SALE

13.00608.00
LEGAL DESCRIPTION OF PROPERTY:

LOT EIGHTEEN (18) IN BLOCK FOUR (4) OF FOLEY DEVELOPMENT PLAT IN THE CITY OF FOLEY, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE OR OF RECORD IN THE OFFICE OF THE COUNTY RECORDER IN AND FOR BENTON COUNTY, MINNESOTA.

COUNTY IN WHICH PROPERTY IS LOCATED: Benton

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$136,800.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$108,817.94

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: May 21, 2024 at 10:00 AM

PLACE OF SALE: Benton County Sheriff's Office, 581 Highway 23 Northeast Foley, 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 November 21, 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.

M O R T G A G O R (S)
RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE:None
"THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S P E R S O N A L R E P R E S E N T A T I V E S 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 20, 2024

U.S. Bank 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 - 23-004133 FC

IN THE EVENT

REQUIRED BY

FEDERAL LAW: THIS

IS A COMMUNICATION

FROM A DEBT

COLLECTOR.

R-13-6B

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