NOTICE OF MORTGAGE FORECLOSURE SALE

ADDRESS

SAUK RAPIDS, MN 56379

IN

PROPERTY IS LOCATED:

STREET

COUNTY

TO BE DUE

TRANSACTION

AGENT'S

Roe,

1000922-1400696285-0

Defendants.

GIVEN that on August 20, 2024

Highway 23, Foley, Minnesota,

Registration Systems, Inc.

RIGHT THFVERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR <u>WITHIN</u> THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS Benton County, Minnesota. <u>ACTION</u>

NOTICE IS HEREBY GIVEN: That default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE: Benton County, Minnesota. October 30, 2020

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$206,195.00

MORTGAGOR(S): Andrew Jorgenson and Olivia Stadler, Mortgage both single people

MORTGAGEE: Electronic Systems, Inc., as nominee for Financial Company, Limited mortgagor(s), their personal Cardinal Financial Company, Limited Partnership

DATE AND PLACE OF Flagstar Bank, N.A. FILING: Recorded on TAX November 4, 2020 as Document IDENTIFICATION NUMBER: VACATE PROPERTY: Unless Number 447179 in the Office of 19.02456.00 the County Recorder of Benton T R A N S A C T I O N or the property redeemed, or

County, Minnesota. ASSIGNMENTS MORTGAGE: Assigned to: Lakeview Loan Servicing, LLC THAT no action or proceeding 11:59 p.m. on January 9, 2025. the County Recorder of Benton or any part thereof, or, if the MORTGAGOR'S PERSONAL County, Minnesota.

TO PROPERTY: Lot Seven (7), been discontinued, or that an REDUCED TO FIVE WEEKS Block Three (3), West Country execution upon the judgment IF A JUDICIAL ORDER Estates, according to the plat rendered therein has been IS and survey thereof on file and returned unsatisfied, in whole MINNESOTA of record in the office of the or in part. County Recorder in and for PURSUANT, to the power of DETERMINING,

sale contained in said mortgage, OTHER THINGS, THAT THE OF the above described property MORTGAGED PROPERTY: 253 9 1/2 ST N, will be sold by the Sheriff of said county as follows:

THE AMOUNT CLAIMED County Sheriff's Office, 581 PRODUCTION, AND ARE ON THE Highway 23, Foley, MN 56329. MORTGAGE ON THE DATE to pay the debt then secured by OF THE NOTICE: \$204,916.68 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: May 08, 2024 Mortgage NAME OF MORTGAGE by law. The time allowed by Registration ORIGINATOR: Cardinal law for redemption by said Cardinal law for redemption by said Partnership representatives or assigns is RESIDENTIAL SERVICER: six (6) months from the date of By: sale.

PARCEL TIME AND DATE TO said mortgage is reinstated MORTGAGE unless the time for redemption OF IDENTIFICATION NUMBER: is reduced by judicial order, you must vacate the premises by by assignment recorded on has been instituted at law to THE TIME ALLOWED BY THIS November 9, 2023 as Document recover the debt then remaining LAW FOR REDEMPTION COMMUNICATION FROM Number 469090 in the Office of secured by such mortgage, BY THE MORTGAGOR, THE A DEBT COLLECTOR. action or proceeding has been REPRESENTATIVES LEGAL DESCRIPTION OF instituted, that the same has OR ASSIGNS, MAY BE

ENTERED UNDER STATUTES. SECTION 582.032 AMONG PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING WHICH DATE AND TIME OF SALE: OF LESS THAN FIVE UNITS, July 09, 2024 at 10:00 AM. ARE NOT PROPERTY PLACE OF SALE: Benton USED IN AGRICULTURAL ABANDONED. MORTGAGOR(S) FROM OBLIGATION LAKEVIEW LOAN SERVICING, LLC

Mortgagee TROTT LAW, P.C. /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) 209-9760 (24-0077-FC01) IS F-20-6B

SHERIFF'S SALE

STATE OF MINNESOTA COUNTY OF BENTON DISTRICT COURT SEVENTH JUDICIAL DISTRICT CASE TYPE: CIVIL OTHER/MISCELLANEOUS Case No.: 05-CV-23-2214

NOTICE OF SHERIFF'S SALE PURSUANT TO JUDGMENT

tional Association, as Owner N, SAUK RAPIDS, MN 56379 Trustee.

Plaintiff,

of Housing and Urban Devel- titled action on April 25, 2024; opment, an agency of the Unit-to satisfy the judgment entered AMONG OTHER THINGS, ed States Government; Com-missioner of Revenue, State of \$170,112.93 plus interest and PREMISES ARE IMPROVED

Tax ID: 19.02464.00 to the highest bidder for cash by DUCED TO FIVE WEEKS public auction pursuant to the IF A JUDICIAL ORDER IS Order for Judgment and Judg-Daniel T. Nash; the Secretary ment entered in the above-en-

Minnesota; John Doe and Mary the costs of said sale. A certi-WITH fied recorded copy of the Order DWELLING OF LESS THAN for Judgment and Judgment has FIVE UNITS, ARE NOT been delivered to the Benton PROPERTY USED IN AGRI-

NOTICE IS HEREBY County Sheriff. The redemption period AND ARE ABANDONED. at 10:00 A.M., at the Benton from the sale will be six (6) County Sheriff's Office, 581 months from the date of confirmation of the sale by the Court. the Benton County Sheriff will The real property must be vasell the real property described cated by 11:59 p.m. on the last day of the redemption period.

Lot 15, Block 3, West THE TIME ALLOWED BY Country Estates, Benton Coun- LAW FOR REDEMPTION Elizon Master Participation ty, Minnesota. Trust I, US Bank Trust, Na-Property Address: 337 9 1/2 ST THE MORTGAGOR'S PER-SONAL REPRESENTATIVES OR ASSIGNS, MAY BE RE-ENTERED UNDER MINNE-SOTA STATUTES, SECTION DETERMINING, 582.032,

RESIDENTIAL А CULTURAL PRODUCTION,

> **BENTON COUNTY** SHERIFF'S OFFICE Dated: May 22, 2024 By: <u>/s/ Chad Haas</u> Deputy TROTT LAW, P.C.

Dated: May 17, 2024 By: /s/ Samuel R. Coleman Samuel R. Coleman (#389839 Attorneys for Plaintiff Elizon Master Participation Trust I, U.S. Bank Trust National Association, as Owner Trustee 25 Dale Street North St. Paul, MN 55102 Telephone: (651) 209-9785 scoleman@trottlaw.com (21-0460-LIT06)

NOTICE OF MORTGAGE FORECLOSURE SALE

THE RIGHT DEBT AND

Main RESIDENTIAL DWELLING Court File No: 05-PR-24-835 NOTICE IS HEREBY of St Cloud, Benton County, PLACE OF SALE: and personal property, and to do Entrance to Sheriff's Office, OF LESS THAN FIVE UNITS, all necessary acts for the Estate. GIVEN, that default has Minnesota. occurred in the conditions of the This is Abstract Property. NOT PROPERTY NOTICE AND ORDER OF This is an administrative hear-581 Highway 23, Foley, MN ARE following described mortgage: TAX PARCELNO.: 170023500 to pay the debt then secured by USED IN AGRICULTURAL HEARING ON PETITION ing and your appearance is not said Mortgagor: Silvana Pina ADDRESS OF PROPERTY: said Mortgage, and taxes, if any, PRODUCTION, AND ARE FOR PROBATE OF WILL required. Villarreal, an unmarried woman 667 St Germain St E on said premises, and the costs ABANDONED. Notice is also given that AND APPOINTMENT OF Mortgage Saint Cloud, MN 56304 and disbursements, including Dated: May 3, 2024 REPRESEN- (subject to Minnesota Statutes Mortgagee: PERSONAL WHICH attorneys' fees allowed by law U.S. Bank National TATIVE AND NOTICE TO section 524.3-801) all credi-Electronic Registration COUNTY IN Systems, Inc., as mortgagee, as PROPERTY IS LOCATED: Association, Assignee of CREDITORS subject to redemption within 6 tors having claims against the Estate are required to present nominee for TruStone Financial Benton Months from the date of said Mortgagee PRINCIPAL sale by the mortgagor(s), their By: HALLIDAY, WATKINS & Estate of Credit Union, a Credit Union, ORIGINAL the claims to the Personal Reppersonal representatives or its successors and assigns AMOUNT OF MORTGAGE: MANN, P.C. resentative or to the Court Ad-Gary Breitwieser, Dated: July 1, 2022 \$183,612.00 Attorneys for: Decedent ministrator within four months assigns. It is Ordered and Notice after the date of this Notice or AND Recorded: August 11, AMOUNT DUE DATE TO VACATE U.S. Bank National CLAIMED TO BE DUE PROPERTY: The date on or Association, Assignee of is given that on July 1, 2024, the claims will be barred. 2022 Recorder AS OF DATE OF NOTICE: before which the mortgagor Mortgagee at 8:00 a.m., a hearing will be BY THE COURT Benton County 1333 Northland Drive, held via Zoom through this Dated: 5-20-2024 Document No. 462252 \$186,912.69 must vacate the property if That prior to the commencement the mortgage is not reinstated Suite 205 /s/ Robert J. Raupp Assigned To: U.S. Bank Court at 615 Highway 23, Foof this mortgage foreclosure under Minnesota Statutes Mendota Heights, MN 55120 National Association ley, MN, for the formal probate Judge of District Court 801-355-2886 of an instrument purporting to Dated: 5-20-2024 Dated: May 23, 2023 proceeding Mortgagee/ section 580.30 or the property Assignee of Mortgagee redeemed under Minnesota 651-228-1753 (fax) complied with all notice Statutes section 580.23 is **THIS COMMUNICATION** 651-228-1753 (fax) By Megan Bergman Recorded: May 23. Assignee be the Will of the Decedent 2023 Court Administrator dated May 05, 2000 ("Will"), requirements as required January 10, 2025 at 11:59 p.m. **IS FROM A** by statute; that no action or M O R T G A G O R (S) C O L L E C and for the appointment of Kim Attorney for Petitioner Benton County Recorder DEBT TOR Nelson, whose address is 16814 Claudia M. Revermann Document No. 466287 FROM ATTEMPTING Transaction Agent: Mortgage proceeding has been instituted RELEASED TO S. 180th Avenue, Goodyear AZ Revermann Law, P.A. Registration at law to recover the debt then FINANCIAL OBLIGATION COLLECT Electronic DEBT. 85338, as Personal Representa- 130 Division Street, Suite 118 **INFORMATION** tive of the Estate of the Dece- Waite Park, MN 56387 remaining secured by such ON MORTGAGE: NONE Systems, Inc. ANY Transaction Agent Mortgage mortgage, or any part thereof, THE TIME ALLOWED BY OBTAINED WILL BE USED dent in an UNSUPERVISED Attorney License No: 0317664 Number: or, if the action or proceeding LAW FOR REDEMPTION FOR THAT PURPOSE. administration. Any objections Telephone: (320) 258-9383 Identification 10133090000338861 has been instituted, that the BY THE MORTGAGOR, THE MN22965. to the petition must be filed Fax: (320) 287-5747 Lender or Broker: TruStone same has been discontinued, MORTGAGOR'S PERSONAL 5/14, 5/21, 5/28, 6/4, 6/11, 6/18 with the Court prior to or raised Email: claudia@revermannlaw. F-20-6B at the hearing. If proper and if com Financial Credit Union, a or that an execution upon the REPRESENTATIVES

ARE IMPROVED WITH A PROBATE DIVISION Cloud, now part of the City July 10, 2024, 10:00 AM taxes and expenses, to sell real

judgment rendered therein has OR ASSIGNS, MAY BE **TO** Credit Union PUBLIC NOTICES VERIFICATION OF THE Residential Mortgage Servicer: been returned unsatisfied, in REDUCED TO FIVE WEEKS **IDENTITY** U.S. Bank National Association whole or in part; A JUDICIAL ORDER **OF THE ORIGINAL** Mortgage Originator: TruStone PURSUANT to the power of IS ENTER **CREDITOR WITHIN THE** Financial Credit Union, a sale contained in said mortgage, MINNESOTA ENTERED no objections are filed or raised. UNDER **PROBATE NOTICE** STATUTES STATE OF MINNESOTA the Personal Representative will TIME PROVIDED BY LAW Credit Union the above described property be appointed with full power to SECTION 582.032, COUNTY OF BENTON AMONG DISTRICT COURT NOT AFFECTED BY LEGAL DESCRIPTION OF will be sold by the Sheriff of DETERMINING, administer the Estate including OTHER THINGS, THAT THE PROPERTY: Lots 9,10 and said county as follows: THIS ACTION. the power to collect all assets, SEVENTH JUDICIAL PREMISES DISTRICT 11, all in Block 14, In East St DATE AND TIME OF SALE: MORTGAGED to pay all legal debts, claims,

NOTICE OF MORTGAGE FORECLOSURE SALE

THE RIGHT DEBT AND NOT AFFECTED BY A347525. THIS ACTION.

occurred in conditions of the following described mortgage:

DATE OF MORTGAGE: January 5, 2002

MORTGAGOR: Jeffrey Ralph Millner, a single person. MORTGAGEE: Homeland

Mortgage, LLC. RECORDING: January 18, 2002 Benton County Recorder, Document NONE

No. 282046. ASSIGNMENTS MORTGAGE: to: Bank. Dated January 10, 2002 Recorded January 18, 2002, AND And thereafter assigned to: MORTGAGE: Washington Mutual Bank, Mortgage, LLC Dated January 10, 2002 FA.

TO Recorded January 18, 2002, as MORTGAGE VERIFICATION OF THE Document No. 282048. And Select Portfolio Servicing, Inc. by statute; That no action or the real estate is an owner- DETERMINING, **IDENTITY** thereafter assigned to: Wells **OF** THE ORIGINAL Fargo Bank, NA. Dated PROPERTY ADDRESS: 264 at law or otherwise to recover **CREDITOR WITHIN THE** April 7, 2007 Recorded April Birch Drive, Foley, MN 56329 the debt secured by said **TIME PROVIDED BY LAW** 17, 2007, as Document No. TAX PARCEL I.D. #: mortgage, or any part thereof; And thereafter 13.00648.00 assigned to: Specialized NOTICE IS HEREBY Loan Servicing LLC. Dated OF PROPERTY: GIVEN, that default has January 25, 2019 Recorded LOT TV January 25, 2019, as Document (21), BLOCK SIX (6), FOLEY No. 433959. And thereafter DEVELOPMENT assigned to: Federal Home IN THE CITY OF FOLEY; Loan Mortgage Corporation, COUNTY as trustee for the benefit of the STATE OF MINNESOTA. Freddie Mac Seasoned Loans Structured Transaction Trust, PROPERTY IS LOCATED: Series 2019-3. Dated March 3, Benton DATE AND PLACE OF 2020 Recorded March 5, 2020, Recorded as Document No. 441612. TRANSACTION AGENT: \$115,000.00

OF AGENT'S Assigned IDENTIFICATION NUMBER INCLUDING TAXES, IF ANY, First Federal Savings ON MORTGAGE: NONE LENDER OR BROKER \$103,099.22 MORTGAGE as Document No. 282047. ORIGINATOR STATED ON commencementof this mortgage or assigns unless reduced to REDUCED TO FIVE WEEKS COLLECTOR.

R E S I D E N T I A L Mortgagee complied with all

TWENTY-ONE PLAT BENTON, OF

COUNTY IN WHICH

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE:

T R A N S A C T I O N CLAIMED TO BE DUE MORTGAGE AS OF DATE OF NOTICE, PAID BY MORTGAGEE:

prior That to Homeland foreclosure Mortgagee/Assignee

M O R T G A G E D proceeding has been instituted occupied,

Sheriff of said county as follows:

SALE: July 11, 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 RELEASED said Mortgage, and taxes, if any, FINANCIAL OBLIGATION AMOUNT DUE AND on said premises, and the costs ON MORTGAGE: None and disbursements, including "THE TIME ALLOWED BY attorneys' fees allowed by law LAW FOR REDEMPTION the their personal representatives OR ASSIGNS, MAY BE FROM proceeding Five (5) weeks under MN Stat. IF A JUDICIAL ORDER of §580.07.

TIME AND DATE TO MINNESOTA

SERVICER: notice requirements as required VACATE PROPERTY: If SECTION single-family OTHER THINGS, THAT THE Dated PROPERTY ADDRESS: 264 at law or otherwise to recover dwelling, unless otherwise MORTGAGED provided by law, the date on or ARE IMPROVED WITH A before which the mortgagor(s) RESIDENTIAL DWELLING PURSUANT to the power must vacate the property if OF LESS THAN FIVE UNITS LEGAL DESCRIPTION of sale contained in said the mortgage is not reinstated ARE mortgage, the above described under section 580.30 or the USED IN AGRICULTURAL property will be sold by the property is not redeemed under PRODUCTION, AND ARE section 580.23 is 11:59 p.m. on ABANDONED. January 13, 2025, unless that Dated: May 7, 2024 DATE AND TIME OF date falls on a weekend or legal Federal Home Loan Mortgage holiday, in which case it is the next weekday, and unless the redemption period is reduced to 5 weeks under MN Stat. Secs. LIEBO, 580.07 or 582.032. DOBIE & BARBEE, P.L.L.P.

MORTGAGOR(S) Attorneys FROM Assignee of Mortgagee ENTERED IS UNDER STATUTES,

4500 Park Glen Road #300 Minneapolis, MN 55416 (952) 925-6888 38 - 24-003212 FC subject to redemption within BY THE MORTGAGOR, THE IN THE EVENT REQUIRED six (6) months from the date of MORTGAGOR'S PERSONAL BY FEDERAL LAW: THIS said sale by the mortgagor(s), REPRESENTATIVES IS A COMMUNICATION DEBT

for

NOT

582.032

AMONG

PREMISES

PROPERTY

Mortgagee

Mortgagee/

Corporation, as trustee

Mortgagee/Assignee of

WEINGARDEN,

PUBLIC NOTICES

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the Benton County Board of Adjustment will conduct public hearings on June 20th, 2024, 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: 1. Kevin and Maggie Schefers requesting a variance to

1. Kevin and Maggie Schefers requesting a variance to place a house 37ft from the property line (50ft required) in the Agricultural District. Pursuant to Sections 3.13.24, 7.2.6(B)(1) (b)(i) and 11.5. The affected property is described as follows: Part of the SE1/4 NW1/4, Section 17, Maywood Township. The on-site inspection of this property will be made at approximately 1:10 p.m. on June 20th, 2024.

2. BS Dairy, LLC requesting a variance to construct a calf barn 230ft from a non-feedlot residence and 625ft from a second non-feedlot residence (660ft required) in the Agricultural District. Pursuant to Sections 9.12.3 and 11.5. The affected property is described as follows: part of the W1/2 NE1/4, Section 24, Graham Township. The on-site inspection of this property will be made at approximately 1:40 p.m. on June 20th, 2024.

be made at approximately 1:40 p.m. on June 20th, 2024. 3. Michael Scheel and Matthew Scheel requesting a variance to construct a chicken barn 560ft from a non-feedlot residence (660ft required) in the Agricultural District. Pursuant to Sections 9.12.3 and 11.5. The affected property is described as follows: part of the NE1/4, Section 25, East Langola Township. The on-site inspection of this property will be made at approximately 1:55 p.m. on June 20th, 2024. ANYONE with comments regarding the above will be heard at this meeting.

FR-23-1B