

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: October 30, 2020 ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$206,195.00 MORTGAGOR(S): Andrew Jorgenson and Olivia Stadler, both single people MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Cardinal Financial Company, Limited Partnership DATE AND PLACE OF FILING: Recorded on November 4, 2020 as Document Number 447179 in the Office of the County Recorder of Benton County, Minnesota. ASSIGNMENTS OF MORTGAGE: Assigned to: Lakeview Loan Servicing, LLC by assignment recorded on November 9, 2023 as Document Number 469090 in the Office of the County Recorder of Benton County, Minnesota. LEGAL DESCRIPTION OF

PROPERTY: Lot Seven (7), Block Three (3), West Country Estates, 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: 253 9 1/2 ST N, 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: \$204,916.68 TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc. NAME OF MORTGAGE ORIGINATOR: Cardinal Financial Company, Limited Partnership RESIDENTIAL SERVICER: Flagstar Bank, N.A. TAX PARCEL IDENTIFICATION NUMBER: 19.02456.00 T R A N S A C T I O N AGENT'S MORTGAGE IDENTIFICATION NUMBER: 1000922-1400696285-0 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: July 09, 2024 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 January 9, 2025. 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. M O R T G A G O R ( S ) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None Dated: May 08, 2024 LAKEVIEW LOAN SERVICING, LLC 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) 209-9760 (24-0077-FC01) THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. 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

Minnesota; John Doe and Mary Roe, Defendants.

the costs of said sale. A certified recorded copy of the Order for Judgment and Judgment has been delivered to the Benton County Sheriff.

WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

NOTICE IS HEREBY GIVEN that on August 20, 2024 at 10:00 A.M., at the Benton County Sheriff's Office, 581 Highway 23, Foley, Minnesota, the Benton County Sheriff will sell the real property described as: Lot 15, Block 3, West Country Estates, Benton County, Minnesota. Property Address: 337 9 1/2 ST N, SAUK RAPIDS, MN 56379 Tax ID: 19.02464.00 to the highest bidder for cash by public auction pursuant to the Order for Judgment and Judgment entered in the above-entitled action on April 25, 2024; to satisfy the judgment entered for Plaintiff in the amount \$170,112.93 plus interest and

The redemption period from the sale will be six (6) months from the date of confirmation of the sale by the Court. The real property must be vacated by 11:59 p.m. on the last day of the redemption period. 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

BENTON COUNTY SHERIFF'S OFFICE Dated: May 22, 2024 By: /s/ Chad Haas 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) 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: Mortgagor: Silvana Pina Villarreal, an unmarried woman Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for TruStone Financial Credit Union, a Credit Union, its successors and assigns Dated: July 1, 2022 Recorded: August 11, 2022 Benton County Recorder Document No. 462252 Assigned To: U.S. Bank National Association Dated: May 23, 2023 Recorded: May 23, 2023 Benton County Recorder Document No. 466287 Transaction Agent: Mortgage Electronic Registration Systems, Inc. Transaction Agent Mortgage Identification Number: 101330900000338861 Lender or Broker: TruStone Financial Credit Union, a

Credit Union Residential Mortgage Servicer: U.S. Bank National Association Mortgage Originator: TruStone Financial Credit Union, a Credit Union LEGAL DESCRIPTION OF PROPERTY: Lots 9,10 and 11, all in Block 14, In East St Cloud, now part of the City of St Cloud, Benton County, Minnesota. This is Abstract Property. TAX PARCEL NO.: 170023500 ADDRESS OF PROPERTY: 667 St Germain St E Saint Cloud, MN 56304 COUNTY IN WHICH PROPERTY IS LOCATED: Benton ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$183,612.00 AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$186,912.69 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 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: July 10, 2024, 10:00 AM PLACE OF SALE: Main Entrance to Sheriff's Office, 581 Highway 23, 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 6 Months from the date of said sale by the mortgagor(s), their personal representatives or assigns. DATE TO VACATE PROPERTY: The date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under Minnesota Statutes section 580.30 or the property redeemed under Minnesota Statutes section 580.23 is January 10, 2025 at 11:59 p.m. 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 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: May 3, 2024 U.S. Bank National Association, Assignee of Mortgagee By: HALLIDAY, WATKINS & MANN, P.C. Attorneys for: U.S. Bank National Association, Assignee of Mortgagee 1333 Northland Drive, Suite 205 Mendota Heights, MN 55120 801-355-2886 651-228-1753 (fax)

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. MN22965. 5/14, 5/21, 5/28, 6/4, 6/11, 6/18 F-20-6B

PUBLIC NOTICES

PROBATE NOTICE

STATE OF MINNESOTA COUNTY OF BENTON DISTRICT COURT SEVENTH JUDICIAL DISTRICT PROBATE DIVISION Court File No: 05-PR-24-835

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

NOTICE AND ORDER OF HEARING ON PETITION FOR PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS

Notice is also given that (subject to Minnesota Statutes section 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.

Estate of Gary Breitwieser, Decedent

BY THE COURT Dated: 5-20-2024

It is Ordered and Notice is given that on July 1, 2024, at 8:00 a.m., a hearing will be held via Zoom through this Court at 615 Highway 23, Foley, MN, for the formal probate of an instrument purporting to be the Will of the Decedent dated May 05, 2000 ("Will"), and for the appointment of Kim Nelson, whose address is 16814 S. 180th Avenue, Goodyear AZ 85338, as Personal Representative of the Estate of the Decedent in an UNSUPERVISED administration. Any objections to the petition must be filed with the Court prior to or raised at the hearing. If proper and if

/s/ Robert J. Raupp Judge of District Court Dated: 5-20-2024 By Megan Bergman Court Administrator Attorney for Petitioner Claudia M. Revermann Revermann Law, P.A. 130 Division Street, Suite 118 Waite Park, MN 56387 Attorney License No: 0317664 Telephone: (320) 258-9383 Fax: (320) 287-5747 Email: claudia@revermannlaw.com F-23-2B

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: January 5, 2002 MORTGAGOR: Jeffrey Ralph Millner, a single person. MORTGAGEE: Homeland Mortgage, LLC. DATE AND PLACE OF RECORDING: Recorded January 18, 2002 Benton County Recorder, Document No. 282046. ASSIGNMENTS OF MORTGAGE: Assigned to: First Federal Savings Bank. Dated January 10, 2002 Recorded January 18, 2002, as Document No. 282047. And thereafter assigned to: Washington Mutual Bank FA. Dated January 10, 2002

Recorded January 18, 2002, as Document No. 282048. And thereafter assigned to: Wells Fargo Bank, NA. Dated April 7, 2007 Recorded April 17, 2007, as Document No. A347525. And thereafter assigned to: Specialized Loan Servicing LLC. Dated January 25, 2019 Recorded January 25, 2019, as Document No. 433959. And thereafter assigned to: Federal Home Loan Mortgage Corporation, as trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-3. Dated March 3, 2020 Recorded March 5, 2020, as Document No. 441612. TRANSACTION AGENT: NONE T R A N S A C T I O N AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: NONE LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Homeland Mortgage, LLC RESIDENTIAL

MORTGAGE SERVICER: Select Portfolio Servicing, Inc. M O R T G A G E D PROPERTY ADDRESS: 264 Birch Drive, Foley, MN 56329 TAX PARCEL I.D. #: 13.00648.00 LEGAL DESCRIPTION OF PROPERTY: LOT TWENTY-ONE (21), BLOCK SIX (6), FOLEY DEVELOPMENT PLAT IN THE CITY OF FOLEY; COUNTY OF BENTON, STATE OF MINNESOTA. COUNTY IN WHICH PROPERTY IS LOCATED: Benton ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$115,000.00 AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$103,099.22 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: 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 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 January 13, 2025, 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 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: May 7, 2024 Federal Home Loan Mortgage Corporation, 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 - 24-003212 FC IN THE EVENT REQUIRED BY FEDERAL LAW: THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. F-20-6B

**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 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.

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