

PUBLIC NOTICES

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: 10133090000338861
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.
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: 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

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that Pursuant to Section 10.8 of the Benton County Development Code, the Benton County Board of Commissioners and the Benton County Planning Commission will conduct public hearings to consider the request Jesse Arndt for approval of a 13-lot major final plat entitled "Archibald Acres" in the R-3 Residential District. The affected property is described as follows: part of Gov't Lot 1 and part of Gov't Lot 2, Section 9, Sauk Rapids Township.

NOTICE IS FURTHER GIVEN that the public hearings will be held in the Commissioner's Room, Courthouse, Foley. The Planning Commission hearing will be held on June 27th, 2024 at 7:00 p.m. The Board of Commissioners hearing will be held on July 16th, 2024 at 9:00 a.m.

ANYONE with comments regarding the above will be heard at these meetings.

FR-24-1B

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the Benton County Planning Commission will conduct public hearings on June 27th, 2024, the Commissioner's Room, Benton County Government Center, Foley, and beginning at 7:00 p.m. The Planning Commission will hear the following:

- 1) Archibald Acres Final Plat (see separate notice)
2) Michael and Jessica Ratka requesting to a conditional use permit for a livestock waste storage facility in the Agricultural District. Pursuant to Section 7.2.4(Z), 9.12 and 11.6. The affected property is described as follows: Part of the W1/2 SW1/4, Section 2, St. George Township.

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

FR-24-1B

**City of Foley  
2023 DRINKING WATER REPORT (CCR)  
Making Safe Drinking Water**

Your drinking water comes from a groundwater source: three wells ranging from 55 to 108 feet deep, that draw water from the Quaternary Buried Artesian aquifer.

Foley works hard to provide you with safe and reliable drinking water that meets federal and state water quality requirements. The purpose of this report is to provide you with information on your drinking water and how to protect our precious water resources.

Contact Mark Pappenfus, Public Works Director, at 320-968-4082 or mpappenfus@ci.foley.mn.us if you have questions about Foley's drinking water. You can also ask for information about how you can take part in decisions that may affect water quality.

The U.S. Environmental Protection Agency sets safe drinking water standards. These standards limit the amounts of specific contaminants allowed in drinking water. This ensures that tap water is safe to drink for most people. The U.S. Food and Drug Administration regulates the amount of certain contaminants in bottled water. Bottled water must provide the same public health protection as public tap water.

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline at 1-800-426-4791.

**Foley Monitoring Results**

This report contains our monitoring results from January 1 to December 31, 2023.

We work with the Minnesota Department of Health to test drinking water for more than 100 contaminants. It is not unusual to detect contaminants in small amounts. No water supply is ever completely free of contaminants. Drinking water standards protect Minnesotans from substances that may be harmful to their health.

Learn more by visiting the Minnesota Department of Health's webpage Basics of Monitoring and testing of Drinking Water in Minnesota (<https://www.health.state.mn.us/communities/environment/water/factsheet/sampling.html>).

**How to Read the Water Quality Data Tables**

The tables below show the contaminants we found last year or the most recent time we sampled for that contaminant. They also show the levels of those contaminants and the Environmental Protection Agency's limits. Substances that we tested for but did not find are not included in the tables.

We sample for some contaminants less than once a year because their levels in water are not expected to change from year to year. If we found any of these contaminants the last time we sampled for them, we included them in the tables below with the detection date.

We may have done additional monitoring for contaminants that are not included in the Safe Drinking Water Act. To request a copy of these results, call the Minnesota Department of Health at 651-201-4700 between 8:00 a.m. and 4:30 p.m., Monday through Friday.

Some contaminants are monitored regularly throughout the year, and rolling (or moving) annual averages are used to manage compliance. Because of this averaging, there are times where the Range of Detected Test Results for the calendar year is lower than the Highest Average or Highest Single Test Result, because it occurred in the previous calendar year.

**Definitions**

- **AL (Action Level):** The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.
- **EPA:** Environmental Protection Agency
- **MCL (Maximum contaminant level):** The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.
- **MCLG (Maximum contaminant level goal):** The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.
- **MRDL (Maximum residual disinfectant level):** The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.
- **MRDLG (Maximum residual disinfectant level goal):** The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.
- **N/A (Not applicable):** Does not apply.
- **pCi/l (picocuries per liter):** A measure of radioactivity.
- **ppb (parts per billion):** One part per billion in water is like one drop in one billion drops of water, or about one drop in a swimming pool. ppb is the same as micrograms per liter (µg/l).
- **ppm (parts per million):** One part per million is like one drop in one million drops of water, or about one cup in a swimming pool. ppm is the same as milligrams per liter (mg/l).
- **PWSID:** Public water system identification.

**Monitoring Results – Regulated Substances**

**LEAD AND COPPER – Tested at customer taps.**

Contaminant (Date, if sampled in previous year)	EPA's Ideal Goal (MCLG)	EPA's Action Level	90% of Results Were Less Than	Number of Homes with High Levels	Violation	Typical Sources
<b>Lead</b>	0 ppb	90% of homes less than 15 ppb	4.45 ppb	0 out of 10	NO	Corrosion of household plumbing.
<b>Copper</b>	0 ppm	90% of homes less than 1.3 ppm	0.42 ppm	0 out of 10	NO	Corrosion of household plumbing.

**INORGANIC & ORGANIC CONTAMINANTS – Tested in drinking water.**

Contaminant (Date, if sampled in previous year)	EPA's Ideal Goal (MCLG)	EPA's Limit (MCL)	Highest Average or Highest Single Test Result	Range of Detected Test Results	Violation	Typical Sources
<b>Nitrate</b>	10 ppm	10.4 ppm	2 ppm	0.00 - 2.00 ppm	NO	Runoff from fertilizer use; Leaching from septic tanks, sewage; Erosion of natural deposits.
<b>Barium</b>	2 ppm	2 ppm	0.07 ppm	N/A	NO	Discharge of drilling wastes; Discharge from metal refineries; Erosion of natural deposit.
<b>Picloram (2022)</b>	500 ppb	500 ppb	0.19 ppb	N/A	NO	Herbicide runoff.
<b>Combined Radium (2021)</b>	0 pCi/l	5.4 pCi/l	1.1 pCi/l	N/A	NO	Erosion of natural deposits.

**CONTAMINANTS RELATED TO DISINFECTION – Tested in drinking water.**

Substance (Date, if sampled in previous year)	EPA's Ideal Goal (MCLG or MRDLG)	EPA's Limit (MCL or MRDL)	Highest Average or Highest Single Test Result	Range of Detected Test Results	Violation	Typical Sources
<b>Total Trihalomethanes (TTHMs)</b>	N/A	80 ppb	45.3 ppb	N/A	NO	By-product of drinking water disinfection.
<b>Total Haloacetic Acids (HAA)</b>	N/A	60 ppb	24 ppb	N/A	NO	By-product of drinking water disinfection.
<b>Total Chlorine</b>	4.0 ppm	4.0 ppm	1 ppm	0.58 - 1.51 ppm	NO	Water additive used to control microbes.

Total HAA refers to HAA5

**OTHER SUBSTANCES – Tested in drinking water.**

Substance (Date, if sampled in previous year)	EPA's Ideal Goal (MCLG)	EPA's Limit (MCL)	Highest Average or Highest Single Test Result	Range of Detected Test Results	Violation	Typical Sources
<b>Fluoride</b>	4.0 ppm	4.0 ppm	1.07 ppm	0.99 - 1.20 ppm	NO	Erosion of natural deposits; Water additive to promote strong teeth.

**Some People Are More Vulnerable to Contaminants in Drinking Water**

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. The developing fetus and therefore pregnant women may also be more vulnerable to contaminants in drinking water. These people or their caregivers should seek advice about drinking water from their health care providers. EPA/Centers for Disease Control (CDC) guidelines on appropriate means to lessen the risk of infection by Cryptosporidium and other microbial contaminants are available from the Safe Drinking Water Hotline at 1-800-426-4791.

**Learn More about Your Drinking Water**

**Drinking Water Sources**

Groundwater supplies 75 percent of Minnesota's drinking water, and found in aquifers beneath the surface of the land. Surface water supplies 25 percent of Minnesota's drinking water, and is the water in lakes, rivers, and streams above the surface of the land.

Contaminants can get in drinking water sources from the natural environment and from people's daily activities. There are five main types of contaminants in drinking water sources.

- **Microbial contaminants**, such as viruses, bacteria, and parasites. Sources include sewage treatment plants, septic systems, agricultural livestock operations, pets, and wildlife.
- **Inorganic contaminants** include salts and metals from natural sources (e.g. rock and soil), oil and gas production, mining and farming operations, urban stormwater runoff, and wastewater discharges.
- **Pesticides and herbicides** are chemicals used to reduce or kill unwanted plants and pests. Sources include agriculture, urban stormwater runoff, and commercial and residential properties.
- **Organic chemical contaminants** include synthetic and volatile organic compounds. Sources include industrial processes and petroleum production, gas stations, urban stormwater runoff, and septic systems.
- **Radioactive contaminants** such as radium, thorium, and uranium isotopes come from natural sources (e.g. radon gas from soils and rock), mining operations, and oil and gas production.

The Minnesota Department of Health provides information about your drinking water source(s) in a source water assessment, including:

- How Foley is protecting your drinking water source(s);
- Nearby threats to your drinking water sources;
- How easily water and pollution can move from the surface of the land into drinking water sources, based on natural geology and the way wells are constructed.

Find your source water assessment at Source Water Assessments (<https://www.health.state.mn.us/communities/environment/water/swp/swa>) or call 651-201-4700 between 8:00 a.m. and 4:30 p.m., Monday through Friday.

**Lead in Drinking Water**

You may be in contact with lead through paint, water, dust, soil, food, hobbies, or your job. Coming in contact with lead can cause serious health problems for everyone. There is no safe level of lead. Babies, children under six years, and pregnant women are at the highest risk.

Lead is rarely in a drinking water source, but it can get in your drinking water as it passes through lead service lines and your household plumbing system. Foley is responsible for providing high quality drinking water, but it cannot control the plumbing materials used in private buildings.

Read below to learn how you can protect yourself from lead in drinking water.

1. **Let the water run** for 30-60 seconds before using it for drinking or cooking if the water has not been turned on in over six hours. If you have a lead service line, you may need to let the water run longer. A service line is the underground pipe that brings water from the main water pipe under the street to your home.
  - ☐ You can find out if you have a lead service line by contacting your public water system, or you can check by following the steps at: <https://www.mprnews.org/story/2016/06/24/npr-find-lead-pipes-in-your-home>
  - ☐ The only way to know if lead has been reduced by letting it run is to check with a test. If letting the water run does not reduce lead, consider other options to reduce your exposure.
2. **Use cold water** for drinking, making food, and making baby formula. Hot water releases more lead from pipes than cold water.
3. **Test your water.** In most cases, letting the water run and using cold water for drinking and cooking should keep lead levels low in your drinking water. If you are still concerned about lead, arrange with a laboratory to test your tap water. Testing your water is important if young children or pregnant women drink your tap water.
  - ☐ Contact a Minnesota Department of Health accredited laboratory to get a sample container and instructions on how to submit a sample: [Environmental Laboratory Accreditation Program \(https://eldo.web.health.state.mn.us/public/accreditedlabs/labsearch.seam\)](https://eldo.web.health.state.mn.us/public/accreditedlabs/labsearch.seam) The Minnesota Department of Health can help you understand your test results.
4. **Treat your water** if a test shows your water has high levels of lead after you let the water run.
  - ☐ Read about water treatment units: [Point-of-Use Water Treatment Units for Lead Reduction \(https://www.health.state.mn.us/communities/environment/water/factsheet/poulead.html\)](https://www.health.state.mn.us/communities/environment/water/factsheet/poulead.html)
  - ☐ Learn more:
    - ☐ Visit [Lead in Drinking Water \(https://www.health.state.mn.us/communities/environment/water/contaminants/lead.html\)](https://www.health.state.mn.us/communities/environment/water/contaminants/lead.html)
    - ☐ Visit [Basic Information about Lead in Drinking Water \(http://www.epa.gov/safewater/lead\)](http://www.epa.gov/safewater/lead)
    - ☐ Call the EPA Safe Drinking Water Hotline at 1-800-426-4791. To learn about how to reduce your contact with lead from sources other than your drinking water, visit [Common Sources \(https://www.health.state.mn.us/communities/environment/lead/fs/common.html\)](https://www.health.state.mn.us/communities/environment/lead/fs/common.html).

**Help Protect Our Most Precious Resource – Water Conservation**

Conservation is essential, even in the land of 10,000 lakes. For example, in parts of the metropolitan area, groundwater is being used faster than it can be replaced. Some agricultural regions in Minnesota are vulnerable to drought, which can affect crop yields and municipal water supplies.

We must use our water wisely. Below are some tips to help you and your family conserve – and save money in the process.

- ☐ Fix running toilets—they can waste hundreds of gallons of water.
- ☐ Turn off the tap while shaving or brushing your teeth.
- ☐ Shower instead of bathe. Bathing uses more water than showering, on average.
- ☐ Only run full loads of laundry, and set the washing machine to the correct water level.
- ☐ Only run the dishwasher when it's full.
- ☐ Use water-efficient appliances (look for the WaterSense label).
- ☐ Use water-friendly landscaping, such as native plants.
- ☐ When you do water your yard, water slowly, deeply, and less frequently. Water early in the morning and close to the ground.
- ☐ Learn more
- ☐ [Minnesota Pollution Control Agency's Conserving Water webpage \(https://www.pca.state.mn.us/living-green/conserving-water\)](https://www.pca.state.mn.us/living-green/conserving-water)
- ☐ [U.S. Environmental Protection Agency's WaterSense webpage \(https://www.epa.gov/watersense\)](https://www.epa.gov/watersense)

**Reduce Backflow at Cross Connections**

Bacteria and chemicals can enter the drinking water supply from polluted water sources in a process called backflow. Backflow occurs at connection points between drinking water and non-drinking water supplies (cross connections) due to water pressure differences.

For example, if a person sprays an herbicide with a garden hose, the herbicide could enter the home's plumbing and then enter the drinking water supply. This could happen if the water pressure in the hose is greater than the water pressure in the home's pipes.

Property owners can help prevent backflow. Pay attention to cross connections, such as garden hoses.

The Minnesota Department of Health and American Water Works Association recommend the following

The Minnesota Department of Health and American Water Works Association recommend the following:

- ☐ Do not submerge hoses in buckets, pools, tubs, or sinks.
  - ☐ Keep the end of hoses clear of possible contaminants.
  - ☐ Do not use spray attachments without a backflow prevention device. Attach these devices to threaded faucets. Such devices are inexpensive and available at hardware stores.
  - ☐ Use a licensed plumber to install backflow prevention devices.
  - ☐ Maintain air gaps between hose outlets and liquids. An air gap is a vertical space between the water outlet and the flood level of a fixture (e.g. the space between a wall-mounted faucet and the sink rim). It must be at least twice the diameter of the water supply outlet, and at least one inch.
  - ☐ Commercial property owners should develop a plan for flushing or cleaning water systems to minimize the risk of drawing contaminants into uncontaminated areas.
- Water systems have ongoing infrastructure, operations and maintenance costs in supplying safe drinking water, and many are implementing additional efforts to help insure health equity and manageable water bills with:
- o Turn the faucet off while brushing teeth.
  - o Shower instead of bathing to reduce water use.
  - o Fix running toilets by replacing flapper valves.
  - o Run full loads of laundry and use a minimal water use setting.
  - o Our water system partners with others to help consumers with limited resources make payments to their water bills.
  - o Contact us to learn more

**This CCR is not being directly mailed to all customers. A copy is available upon request by calling Foley City Hall at 320-968-7260.**



**Benton County Ordinance No. 493  
An Ordinance Amending  
Benton County Ordinance No. 355**

Whereas, the Benton County Board of Commissioners re-established a Park Commission by amending Ordinance No. 355 on May 15, 2018; and,

Whereas, the newly established Park Commission having met on September 25, 2023 and by a unanimous vote of its members did recommend that the County Board add a representative of the Benton County Public Health Department to the Park Commission; and,

Whereas, the Park Commission record of discussion states that Park Commission members see value in having representation from Public Health due to their expertise in active living and ability to bring grant funding into the County park system; and

Whereas, a duly-noticed public hearing was conducted on these ordinance revisions June 4, 2024.

Now, therefore, Ordinance No. 355 is hereby amended as follows:

**Benton County Ordinance No. 355  
(Adopted April 1, 2003; Amended May 15, 2018;  
Amended June 4, 2024)**

**An Ordinance establishing a  
Benton County Park Commission**

Whereas, the Benton County Board of Commissioners recognizes the value of citizen involvement in county issues; and,

Whereas, Minnesota Statutes Section 398.36 authorizes the County Board to establish a Park Commission; and,

Whereas, the Benton County Board of Commissioners conducted a public hearing on April 1, 2003 to consider the original adoption of this ordinance; and,

Whereas, Ordinance No. 355 was further amended on May 15, 2018 after a properly noticed public hearing to add a County

Board member to the Park Commissioner; and

Whereas Ordinance No. 355 was again amended on June 4, 2024 after a properly noticed public hearing to add a representative from the Benton County Public Health Department.

**The County Board of Benton County Ordains:**

1. There is hereby created the Benton County Park Commission, which shall consist of five citizen members, one representative employed by the Benton County Public Health Department and one County Commissioner to be appointed by the Benton County Board of Commissioners. If possible, Park Commission citizen members shall reside in each of the five County Commissioner districts. However, if no qualified members from each Commissioner district are willing to serve, Commission members may be appointed when residing within any district in the County.

The representative from the Benton County Public Health Department shall also be a resident of Benton County, whose appointment to the Park Commission shall be made by the County Board upon nomination by the Benton County Public Health Director.

2. **Term of Office.** The term of all citizen Park Commission members shall be for three years, and shall be staggered so no more than two members terms expire in any given year. All regular terms shall expire on December 31st. No citizen members may serve more than three consecutive three-year terms. Terms for County Commissioner members of the Park Commission and a representative from the Benton County Public Health Department shall be determined by the County Board.

3. **Duties.** The Benton County Park Commission shall act in an advisory capacity to the Benton County Board of Commissioners, providing recommendations to the board regarding the planning, development, funding and evaluation of park and recreation facilities and programs.

The Commission shall adhere to the requirements of the by-laws of the Benton County Park Commission, as adopted by the Benton County Board of Commissioners.

4. **Compensation.** Citizen members shall receive per diem and mileage reimbursement, in an amount set by the Benton County Board of Commissioners for attending meetings. Compensation for County Board members shall be governed by County Board Resolutions. Compensation for a representative from the Public Health Department shall be governed by County Personnel Policies and applicable collective bargaining agreements.

Be it further ordained that the Benton County Board of Commissioners adopt the by-laws of the Benton County Park Commission, which are attached hereto and incorporated by reference.

This ordinance shall become effective upon passage and publication as provided by law.

Dated this 15th day of May, 2018

Benton County Board of Commissioners

/s/ Edward D. Popp, Chair

Attest:

/s/ Montgomery Headley, County Administrator

Adopted this 4th day of June 2024 and effective upon its publication in the official newspapers of Benton County.

/s/ Jared J. Gapinski  
Board Chair

Attest:  
/s/ Montgomery Headley  
County Administrator.

F-24-1B

**NOTICE OF MORTGAGE FORECLOSURE SALE**

MORTGAGE SERVICER: Select Portfolio Servicing, Inc.  
M O R T G A G O R ( S )  
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

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

**BENTON COUNTY BOARD OF COMMISSIONERS  
REGULAR MEETING MINUTES  
MAY 21, 2024**

The Benton County Board of Commissioners met in regular session on May 21, 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 Schlangen, Steve Heinen, Jared Gapinski, Scott Johnson, and Ed Popp present.

County Administrator Montgomery Headley requested to amend the agenda to pull Consent Agenda item # 2 for some corrections to the Meeting Minutes; to add Consent Agenda item # 7 to consider the application for Minnesota Lawful Gambling Premises Permit Gambling with Resolution for Lawful Gambling activity at Oak Hill Golf Club for Sauk Rapids Youth Hockey; to add a County Administrator Report as the last item under County Administrator Montgomery Headley at 9:05 AM; to remove the Update on Board and Lodge Facility Changes under Human Services Deputy Director Sandi Shoberg at 9:30 AM; and to add the discussion to consider the 2022-2024 contract with Princeton Schools for transportation costs of children in foster care as the second item under Shoberg at 9:30 AM. 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, 3 - 7: 1) approve the Regular Board Meeting Minutes of May 21, 2024 and authorize the Chair to sign; 3) approve the Committee of the Whole Meeting Minutes of May 6, 2024 and authorize the Chair to sign; 4) approve waiving the land use fee for Bend in the River Shelter; 5) approve the 2024-2025 contract renewal for Lutheran Social Services for a family advocate at Sauk Rapids Schools and authorize the Chair to sign; 6) approve the Special Road Use Permit for Gilman Days and authorize the chair to sign; 7) approve the application for Minnesota Lawful Gambling Premises Permit Gambling with Resolution for Lawful Gambling Activity at Oak Hill Golf Club for Sauk Rapids Youth Hockey and authorize the Chair to sign. Motion carried unanimously.

Next, per a discussion with Johnson and County Engineer Chris Byrd, Executive Assistant Beth Stay stated changes to the April 30th Committee of the Whole Meeting Minutes. Those changes were under Highway Topics under County Road (CR) 54 to Granite Ledge Township which should read "Byrd will send a letter to Granite Ledge Township that proposes to repair the road with gravel, and to replace the pipes as needed while we maintain it for the next two years"; and a change to Old CSAH 4 to Gilmanton should read "there was a consensus to turn it back to the City of Foley". It was noted that these changes were in the published packet but were changes from the initial meeting minutes. Motion by Johnson and seconded by Heinen to approve the Committee of the Whole Meeting Minutes of April 30, 2024 (Consent Agenda item # 2) and authorize the Chair to sign. Motion carried unanimously.

Next on the Agenda was the Recognition of Human Services Social Worker Rachel Klemz, as well as Property Management's Building and Grounds Assistant Daniel Stellmach as our 1st Quarter Nominees and Award Winners for Employee Recognition. Social Services Supervisor Will Chew spoke on behalf of Klemz and Property Management Director Jeff Dingmann spoke on behalf of Stellmach. Klemz was nominated and selected under the category of "Customer Service", and Stellmach was nominated and selected under the categories of "Customer Service, Employee Safety/Injury Reduction" and "Inspirational Leader".

Next, Headley invited Rachel Thompson, Executive Director of Visit Greater St. Cloud to make a presentation to the County Board. Thompson shared how the County could partner with Visit Greater St. Cloud to promote business and places of interest in Benton County. There was consensus of the County Board to invite Visit Greater St. Cloud to the 2025 Budget Presentations to consider participation in 2025.

Next, Headley requested discussion and direction on the em-

ployee engagement supervisory training and culture team. Headley shared that the Management Team recommends utilizing the services of Employee Strategies to conduct training for all County supervisors and to create and support a Culture Team. Employee Strategies conducted the employee engagement survey. Supervisory training will consist of 3 cohorts of 16 supervisors per cohort, each attending three half-day sessions in-person. Employee Strategies will attend 4 sessions to support a new Culture Team. Cost for supervisory training is \$51,000 (approx. \$1,000 per supervisor). Support to the Culture Team will cost \$12,900. Total cost is \$64,300. Funding will come from the employee training budget, the wellness budget, the labor attorney budget (no 2024 negotiations), and savings from vacant HR Director position. Motion by Heinen and seconded by Schlangen to authorize the services of Employee Strategies to conduct supervisory training and to support a County Culture Team as presented. Motion carried unanimously.

Next, Headley requested the County Board to consider the draft 2025 budget development calendar and budget development guidelines for review and revisions. A final calendar and budget development guidelines will be brought to the June 4th County Board Meeting for adoption. Budget Presentation dates were set for Monday, August 19, 2024 from 8:30 AM to 4:30 PM, and Wednesday, August 21, 2024 from 8:30 AM to 12:30 PM. Both will be in the County Boardroom. There will likely be a Special Board Meeting in September to adopt the proposed 2025 budget and levy. On December 3, 2024 at 6:00 PM the County Board will hold a Truth in Taxation Meeting in conjunction with a regular board meeting where it will be announced when the proposed budget and levy will be adopted, and on December 17, 2024, the County Board will adopt the final 2025 budget and levy. The County Board will also adopt the elected official's salaries for 2025 and 2025 per diem schedule listing committees eligible for per diem, both by Resolutions. Headley will have the proposed dates as a Consent Agenda item at the next Regular Board Meeting for adoption.

Next, Headley requested the County Board to consider an agreement with the City of Foley to grant American Rescue Plan Act (ARPA) funds for water and sewer infrastructure improvements to serve new residential lots. The County Board Resolution of March 5, 2024 committed \$500,000 from the County's ARPA funds to this project. Motion by Johnson and seconded by Popp to approve an agreement with the City of Foley granting \$500,000 in County ARPA funds for water and sewer infrastructure to serve new residential lots. Motion carried unanimously.

Next, Land Services Director Roxanne Achman requested the County Board to consider a Resolution supporting planning boundaries for the Mississippi River - Sartell Watershed "One Watershed, One Plan" project. In 2021, it was determined by all affected parties that it would be best to split the Mississippi River Watershed into two sub-watersheds for planning purposes. The Mississippi River - St. Cloud Watershed and the Mississippi River - Sartell Watershed. The planning for MRSC began in 2021 with Resolution No. 2021-25 and is well underway. Achman is seeking the County's commitment to participate in watershed planning for the Mississippi River - Sartell Watershed with other affected organizations and to support the SWCD in applying for a planning grant to support One Watershed, One Plan. Benton County is a required participant with 24.5% of the jurisdictional land area in the watershed. The other required jurisdictions include Morrison County (49.3%) and Stearns County (22.6%). Motion by Popp and seconded by Heinen to approve the Resolution supporting planning boundaries for the Mississippi River - Sartell Watershed "One Watershed, One Plan" project. Motion carried unanimously.

Next, Human Services Deputy Director Sandi Shoberg requested the County Board to consider the 2024 contract between Benton County Human Services (BCHS) and Alternatives Supported Living Services, Inc. (ASLS). This is a new contract from May 1, 2024, through December 31, 2024, for Guardianship services for vulnerable adults between BCHS and ASLS. This provider has an active contract with Stearns County. Reports indicate

that the provider does well to meet the needs of clients while maintaining effective communication with county employees. Rate for the Contract Period is not to exceed \$230.00 per month per individual. Motion by Heinen and seconded by Schlangen to approve the 2024 contract between BCHS and ASLS effective 5/01/2024 through 12/31/2024. Motion carried unanimously.

Next, Shoberg requested the County Board to consider the 2022-2025 contract with Princeton Schools for transportation costs of children in foster care. A previous contract had been sent to Princeton Schools in 2021 for the shared costs of transportation to school for children in foster care. It was returned via email and a physically signed copy was never received so it was not brought forward to the Board for approval. However, BCHS has not received a signed copy. Princeton schools is required to have this on record by the Minnesota Board of Education. Motion by Heinen and seconded by Schlangen to approve the 2022-2025 contract with Princeton Schools for transportation of children in foster care.

Next, County Engineer Chris Byrd requested the County Board to consider the Road Construction Cost Policy. At the April 30, 2024 Committee of the Whole, the Road construction cost participation policy was discussed. While most of the policy was deemed to still be relevant and applicable, the section discussing sidewalks and trails needed some updating. A definition of sidewalks and trails was added to the policy. The cost participation of a trail is modified to match that of sidewalks. Motion by Johnson and seconded by Popp to approve the changes to the Road Construction Cost Participation Policy. Motion carried unanimously.

Next, Byrd requested the County Board to award a Construction Contract for tied project Nos. SAP 005- 611-004, 005-625-012, and CP 005-2024BO. These projects are the reclaim projects and seasonal bituminous overlay projects. We received 2 bids from OMG Midwest Inc. dba Minnesota Paving & Materials, and Knife River Corporation. OMG Midwest Inc. was the Lowest Responsible Bidder with a total bid of \$3,244,903.71. During the discussion, it was suggested that in the future, we should use our County-owned gravel pit for crushing gravel for local county projects. Motion by Popp and seconded by Heinen to award a Construction Contract for tied project Nos. SAP 005-607-012, SAP 005-611-004, 005- 625-012 and CP 005-2024 BO. Motion carried unanimously.

The County Board Meeting recessed at 10:15 AM to conduct a Community Health Board Meeting.

The County Board reconvened at 11:24 AM.

Next, Board members reported on recent meetings they attended on behalf of Benton County.

There were no additional comments under Comments by Commissioners.

Johnson/Popp to set the Committee of the Whole Meetings: Tuesday, June 11, 2024 meet with Assistant County Attorneys who have expressed an interest in appointment to County Attorney, Benton County Boardroom, Foley, 8:00 AM; Wednesday, June 12, 2024 1) Application Services Data Manager update, 2) Emergency Management Update; 3) ARPA Funding for the City of St. Cloud HRA, 4) Cannabis Legislation; Local Ordinance update, Benton County Boardroom, Foley, 8:00 AM; Tuesday, July 2, 2024 DDA Recommendations of the Class and Comp Maintenance Program, Benton County Boardroom, Foley, 10:30 AM or upon completion of Regular Board Meeting; Budget Presentations, 8:30 AM to 4:30 PM on Monday, August 19, 2024, and 8:30 AM to 12:30 PM on Wednesday, August 21, 2024, Benton County Boardroom, Foley. Motion carried unanimously.

Chair Gapinski adjourned the Regular Board Meeting at 11:36 AM.

Jared Gapinski, Chair

Benton County Board of Commissioners

ATTEST:  
Montgomery Headley  
Benton County Administrator

F-24-1B



## PUBLIC NOTICES

**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

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

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

**NOTICE OF SHERIFF'S SALE PURSUANT TO JUDGMENT**

Elizon Master Participation Trust I, US Bank Trust, National Association, as Owner Trustee,  
Plaintiff,  
vs.

Daniel T. Nash; the Secretary of Housing and Urban Development, an agency of the United States Government; Commissioner of Revenue, State of Minnesota; John Doe and Mary Roe,  
Defendants.

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 costs of said sale. A

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

**PROBATE NOTICE**

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

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

Estate of  
Gary Breitwieser,

Decedent

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, Good-year 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 no objections are filed

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.

BY THE COURT  
Dated: 5-20-2024

/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

**PROBATE NOTICE**

STATE OF MINNESOTA  
COUNTY OF BENTON  
DISTRICT COURT  
SEVENTH JUDICIAL  
DISTRICT  
PROBATE DIVISION  
Court File No: 05-PR-24-866

ed the application and appointed Tina M. Gondeck, whose address is 14363 100th St. NE, Oak Park, MN 56357, to serve as the Personal Representative of the Decedent's estate.

NOTICE OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS (INTESTATE)

In Re the Estate of  
Robin J. Gondeck, aka Robin James Gondeck,

Decedent

Notice is given that an Application for Informal Appointment of Personal Representative was filed with the Registrar. No Will has been presented for probate. The Registrar accept-

Any heir 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 the 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 of general administration, the power to sell, encumber, 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 28, 2024

/s/ Heidi Rasmussen  
Registrar

Dated: May 28, 2024

Megan Bergman  
Court Administrator  
F-24-2B