

PUBLIC NOTICES

CITY OF FOLEY
COUNTY OF BENTON
STATE OF MINNESOTA
ORDINANCE NUMBER
479
AN ORDINANCE
AMENDING SECTION 305
TO ALLOW FOR
CONNECTION TO
REGIONAL
WASTEWATER SYSTEM

The ordinance sets forth requirements for connection to the St. Cloud Wastewater Treatment System.

ADOPTED this 4th day of June, 2024.

Jack M. Brosh, Mayor
ATTEST:
Sarah A. Brunn,
City Administrator

F-25-1B

CITY OF FOLEY
COUNTY OF BENTON
STATE OF MINNESOTA
ORDINANCE NUMBER
480
AN AMENDMENT TO
RENTAL CODE

AN AMENDMENT TO RENTAL CODE. It is the intent and effect of this Ordinance to provide an alternative training to the crime free housing requirement of the rental code.

A printed copy of the ordinance is available for inspection by any person during regular office hours at City Hall.

Adopted this 4th day of June, 2024

Jack M. Brosh, Mayor
ATTEST:
Sarah A. Brunn, Administrator

F-25-1B

PUBLIC NOTICES

CERTIFICATE OF ASSUMED NAME
Minnesota Statutes
Chapter 333

ASSUMED NAME: Eggen's Exteriors.
PRINCIPAL PLACE OF BUSINESS IS: 14370 78TH ST NE, FOLEY, MN 56329 USA.
NAMEHOLDER(S): Jeremy Eggen LLC, 14370 78TH ST NE, FOLEY, MN 56329 USA.

By typing my name, I, the undersigned, certify that I am signing this document as the person whose signature is required, or as agent of the person(s) whose signature would be required who has authorized me to sign this document on his/her behalf, or in both capacities. I further certify that I have completed all required fields, and that the information in this document is true and correct and in compliance with the applicable chapter of Minnesota Statutes. I understand that by signing this document I am subject to the penalties of perjury as set forth in Section 609.48 as if I had signed this document under oath.

/s/ Jeremy Eggen
05/20/2024
F-25-2P

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**

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: 3379 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 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 RE-

DUCED 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.

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: 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.
 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 REPRESENTATIVE 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: 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

PROBATE NOTICE

STATE OF MINNESOTA
 COUNTY OF BENTON
 DISTRICT COURT
 SEVENTH JUDICIAL DISTRICT
 PROBATE COURT
 DIVISION
 Case Type: Probate
 Court File No: 05-PR-24-987

ORDER AND NOTICE OF HEARING ON PETITION FOR FORMAL ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRS, AND APPOINTMENT OF PERSONAL REPRESENTATIVE

In Re the Estate of:
 Lindsay E. Karsky,

Decedent
TO ALL INTERESTED PERSONS AND CREDITORS:

It is Ordered and Notice is hereby given that on the 22 day of July, 2024 at 8:00 a.m., a hearing will be held in the above named Court, for the formal adjudication of intestacy, determination of heirs, and for the appointment of Sandra Lueck, whose address is 32283 Tiger St. NW, Princeton, MN 55371 as personal representative of the estate of the above named decedent in unsuper-

vised administration, and that any objections thereto must be filed with the Court. That if proper, and no objections are filed, said personal representative will be appointed to administer the estate, to collect all assets, pay all legal debts, claims, taxes and expenses, and sell real and personal property, and do all necessary acts for the estate. Upon completion of the administration, the representative shall file a final account for the allowance and shall file a final account for the allowance and shall distribute the estate to the persons thereunto entitled as ordered by the Court, and close the estate.

Notice is further given that ALL CREDITORS having claims against said estate are required to present the same to said personal representative or to the Clerk of the Court within four months after the date of this notice or said claims will be barred.

/s/ Robert J. Raupp
 Judge of District Court
 April A. Lindstrom
 (ID#0386599)
 Attorney at Law
 545 Highway 23 East,
 Suite 203
 P.O. Box 2
 Milaca, MN 56353
 320-982-1144

F-25-2B

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

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: 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 REPRESENTATIVE 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: 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

PROBATE NOTICE

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

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-

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.

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