

**NOTICE OF PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN** that the Benton County Board of Adjustment will conduct public hearings on September 19th, 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. Adam Turnquist requesting a variance to allow a feedlot on 10.87 acre (35 acres required) in the Agricultural District. Pursuant to Sections 9.12.3 and 11.5. The affected property is described as follows: S682ft of E694ft of SE1/4 NW1/4, Section 2, Glendorado Township. The on-site inspection of this

property will be made at approximately 1:10 p.m. on September 19th, 2024.

2. Tim Voss requesting a variance to expand a nonconforming lot in the Agricultural District. Pursuant to Sections 7.2.6(A)(5)(a) and 11.5. The affected property is described as follows: Part of the NE1/4 NE1/4, Section 25, Minden Township. The on-site inspection of this property will be made at approximately 1:40 p.m. on September 19th, 2024.

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

FR-36-1B

**NOTICE OF MORTGAGE FORECLOSURE SALE**

24-117858  
**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: July 25, 2006

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$40,000.00

MORTGAGOR(S): Douglas J. Kutz and Judy M. Kutz, husband and wife

MORTGAGEE: Washington Mutual Bank

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Washington Mutual Bank

SERVICER: JPMorgan Chase Bank, N.A.

DATE AND PLACE OF FILING: Filed August 16, 2006, Benton County Recorder, as Document Number A 340987

ASSIGNMENTS OF MORTGAGE: Assigned

to: JPMorgan Chase Bank, National Association  
LEGAL DESCRIPTION OF PROPERTY:

THE EAST 525 FEET OF THE NORTH 416 FEET OF THE SOUTH 680 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE 1/2 OF NE 1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP THIRTY-SIX (36) NORTH, RANGE THIRTY (30) WEST, FOURTH PRINCIPAL MERIDIAN, BENTON COUNTY, MINNESOTA.

PROPERTY ADDRESS: 1083 65Th Avenue Northeast, Sauk Rapids, MN 56379

P R O P E R T Y IDENTIFICATION NUMBER: 090038100

COUNTY IN WHICH PROPERTY IS LOCATED: Benton

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$29,358.18

THAT all pre-foreclosure requirements have been complied with; 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: October 29, 2024, 10:00AM

PLACE OF SALE: Sheriff's Main Office, Lobby of Law Enforcement Center, 581 Hwy 23, Foley, MN 56329

to pay the debt 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) the personal representatives or assigns.

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 April 29, 2025, or the next business day if April 29, 2025 falls on a Saturday, Sunday or

legal holiday.

"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 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: August 28, 2024  
JPMorgan Chase Bank, National Association Assignee of Mortgagee

LOGS Legal Group LLP Tracy J. Halliday -034610X

LOGS Legal Group LLP Attorneys for Mortgagee 1715 Yankee Doodle Road, Suite 210

Eagan, MN 55121 (952) 831-4060

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

F-36-6B

**NOTICE OF MORTGAGE FORECLOSURE SALE**

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

DATE OF MORTGAGE: November 10, 2020

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$109,668.00

MORTGAGOR(S): Randy Louwagie, a single man and Cami Kellen, a single woman, joint tenants

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Paramount Residential Mortgage Group, Inc., its successors and assigns

DATE AND PLACE OF RECORDING: Recorded: December 14, 2020 Benton County Recorder Document Number: 448170

LOAN MODIFICATION: Dated: February 22, 2023 Recorded: May 12, 2023 Document Number: 466114

ASSIGNMENTS OF MORTGAGE: And assigned to: PennyMac Loan Services, LLC

Dated: May 3, 2022 Recorded: May 4, 2022 Benton County Recorder Document Number: 460369

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage

Identification Number: 1004247-1000479094-5

Lender/Broker/Mortgage Originator: Paramount Residential Mortgage Group, Inc.

Residential Mortgage Servicer: PennyMac Loan Services, LLC

COUNTY IN WHICH PROPERTY IS LOCATED: Benton

Property Address: 191 Main St, Foley, MN 56329-4100

Tax Parcel ID Number: 130015400

LEGAL DESCRIPTION OF PROPERTY: Lot Numbered Five (5), in Block Numbered Two (2), in Foley's Rearrangement of the Original Plat of the Town of Foley, 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

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$119,259.67

THAT all pre-foreclosure requirements have been complied with; 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: September 19, 2024 at 10:00 AM

PLACE OF SALE: County Sheriff's office, 581 Highway 23, Foley, Minnesota

to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorney 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.

If the Mortgage is not reinstated under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on March 19, 2025, or the next business day if March 19, 2025 falls on a Saturday, Sunday or legal holiday.

Mortgagor(s) released from financial obligation: NONE

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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.

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: July 30, 2024

MORTGAGEE: PennyMac Loan Services, LLC

Wilford, Geske & Cook, P.A. Attorneys for Mortgagee 7616 Currell Boulevard, Suite 200

Woodbury, MN 55125 (651) 209-3300

File Number: 051184-F2

F-32-6B

**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 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: \$106,826.74

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: October 31, 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 April 30, 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: August 26, 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 - 24-004983 FC

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

F-36-6B

## PUBLIC NOTICES

**NOTICE OF PUBLIC HEARING FOR TEMPORARY LIQUOR LICENSE**

The Foley City Council will hold a public hearing on the application of Pantown

Brewing for a Temporary On-Sale Liquor License located at 6634 Hwy 25 NE, in the City of Foley. The hearing will be held on September 13, 2024 at 12:00 P.M., at the Foley City Hall.

Sarah A. Brunn  
City Administrator

F-36-1B

**GILMANTON TOWNSHIP NOTICE**

Notice is hereby given to Contractable Providers for Gilmanton Township, Benton County, State of Minnesota, that Gilmanton Township is seeking quotes for the Snow Removal of all roads & property maintained by Gilmanton Township, on or before, Monday, September 30th, 2024. Quotes can be submitted by mail to the Clerk at the address listed below or by email. If mailing a quote, it must be received by the clerk before the deadline to be considered by the board. The board maintains the right to accept or reject any or all quotes for any reason.

F-36-2B

**SUMMONS**

STATE OF MINNESOTA  
BENTON COUNTY  
DISTRICT COURT  
SEVENTH JUDICIAL  
DISTRICT

Court File Number:

05-FA-24-1232

Case Type: Dissolution without Children

**SUMMONS****Without Real Estate**

In Re the Marriage of:

Kallie Elizabeth Braun

Name of Petitioner

and

Andre Jamal Davis

Name of Respondent

THE STATE OF MINNESOTA TO THE ABOVE-NAMED

RESPONDENT:

**WARNING: YOUR SPOUSE (HUSBAND OR WIFE) HAS FILED A LAWSUIT AGAINST YOU FOR DISSOLUTION OF YOUR MARRIAGE. A COPY OF THE PAPERWORK REGARDING THE LAWSUIT IS SERVED ON YOU WITH THIS SUMMONS. THIS SUMMONS IS AN OFFICIAL DOCUMENT FROM THE COURT THAT AFFECTS YOUR RIGHTS. READ THIS SUMMONS CAREFULLY. IF YOU DO NOT UNDERSTAND IT, CONTACT AN ATTORNEY FOR LEGAL ADVICE.**

1. The Petitioner (your spouse) has filed a lawsuit against you asking for dissolution of your marriage (divorce). A copy of the *Petition for Dissolution of Marriage* is attached to this *Summons*.  
2. You must serve upon Petitioner and file with the court a written *Answer* to the *Petition for Dissolution of Marriage*, and you must pay the required filing fee. *Answer* forms are available from the court administrator's office. You must serve your *Answer* upon Petitioner **within thirty (30) days** of the date you were served with this *Summons*, not counting the day

of service. If you do not serve and file your *Answer*, the court may give your spouse everything he or she is asking for in the *Petition for Dissolution of Marriage*.

This proceeding does not involve real property.

**NOTICE OF TEMPORARY RESTRAINING PROVISIONS**

Under Minnesota law, service of this summons makes the following requirements apply to both parties to the action, unless they are modified by the court or the proceeding is dismissed:

(1) Neither party may dispose of any assets except (a) for the necessities of life or for the necessary generation of income or preservation of assets, (b) by an agreement of the parties in writing, or (c) for retaining counsel to carry on or to contest this proceeding.

(2) Neither party may harass the other party.

(3) All currently available insurance coverage must be maintained and continued without change in coverage or beneficiary designation.

(4) Parties to a marriage dissolution proceeding are encouraged to attempt alternative dispute resolution pursuant to Minnesota law. Alternative dispute resolution includes mediation, arbitration and other processes as set forth in the district court rules. You may contact the court administrator about resources in your area. If you cannot pay for mediation or alternative dispute resolution, in some counties, assistance may be available to you through a non-profit provider or a court program. If you are a victim of domestic abuse or threats as defined in Minnesota Statutes, Chapter 518B, you are not required to try mediation and you will not be penalized by the court in later proceedings.

**IF YOU VIOLATE ANY OF THESE PROVISIONS, YOU WILL BE SUBJECT TO SANCTIONS BY THE COURT.**

Dated: 7/18/2024

/s/ Kallie Braun  
F-34-3P