

PROBATE NOTICE
STATE OF MINNESOTA
COUNTY OF BENTON
DISTRICT COURT
SEVENTH JUDICIAL
DISTRICT
Court File No: 05-PR-24-1550
Case Type: Informal Probate

**Notice of Informal
Appointment of Personal
Representative and Notice to
Creditors (Without a Will)**

In re the Estate of
JULIE SHARON BERRY,
Deceased

**TO ALL INTERESTED
PERSONS AND
CREDITORS:**

Notice is hereby given that an application for informal appointment of personal representative has been filed with the Probate Registrar. No will has been presented for probate. The application has been granted.

Notice is also given that the Probate Registrar has informally appointed the following: James Beals, 201 Wilson Ave SE, St. Cloud, MN 56304, as

Personal Representative of the Estate of the Decedent. Any heir, devisee or other interested person may be entitled to appointment as Personal Representative, or may object to the appointment of the Personal Representative. Unless objections are filed pursuant to Minn. Stat. § 524.3-607, and the court otherwise orders, the Personal Representative has full power to administer the Estate, including, after 30 days from the date of issuance of letters, the power to sell, encumber, lease or distribute real estate.

Notice is also given that, subject to Minn. Stat. § 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 (4) months after the date of this Notice, or the claims will be barred.

/s/ Lea Hippe
Probate Registrar
09/03/2024
Date
F-37-2B

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

**CERTIFICATE OF ASSUMED NAME
Minnesota Statutes
Chapter 333**

ASSUMED NAME: EMEAL DANNEITH WILSON
PRINCIPAL PLACE OF BUSINESS IS: 155 S. MAIN ST.
UNIT 46511, MOUNT CLEMENS, MI 48046 USA.
NAMEHOLDER(S): Emeal D. Wilson, 155 S. Main St. Unit 46511, Mount Clemens, MI 48046 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/ Emeal D. Wilson
08/16/2024
F-37-4P

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

**BENTON COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
AUGUST 20, 2024**

The Benton County Board of Commissioners met in regular session on August 20, 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 pull Consent Agenda items 5 and 6 to be placed under County Administrator at 9:35 AM for further discussion; to add a Regular Agenda item regarding a follow-up to the second change order for County facilities fiber project after the Presentation of Life Saving Award at 9:05 AM; and noted that there were additions to Consent Agenda item #10 regarding the Joint Powers Agreement (JPA) with Local Government Units for the enforcement and regulation of cannabis where the City of Sauk Rapids, Mayhew Lake Township, Maywood Township, and Granite Ledge Township submitted JPA's. Motion by Popp and seconded by Heinen to approve the amended agenda. Motion carried unanimously.

No one was present to speak under Open Forum.
Motion by Johnson and seconded by Schlangen to approve Consent Agenda items 1 - 4 and 7 - 11: 1) approve the Regular Meeting Minutes of August 6, 2024 and authorize the Chair to sign; 2) approve the Committee of the Whole Meeting Minutes of July 22, 2024 and authorize the Chair to sign; 3) approve the Committee of the Whole Meeting Minutes of August 6, 2024 and authorize the Chair to sign; 4) approve the Committee of the Whole Meeting Minutes of August 12, 2024 and authorize the Chair to sign; 7) approve an application for Special Event Permit request by Deanna Rosa, dba Rolllies, LLC; 8) approve the Contract Service Agreement renewal with David A. Barsody, Inspection Services of Central Minnesota, Inc. to continue services as the building official for Benton County in administration of the State Building Code and authorize the Chair to sign; 9) approve the appointment of Chad Erdmann to the Board of Adjustment; 10) approve the Joint Powers Agreements with Local Government units for the enforcement and regulation of cannabis; 11) approve the Resolution to accept a donation from the Drug Awareness Resistance Education Fund of Central Community Foundation and authorize the Chair to sign. Motion carried unanimously.

Next, Sheriff Troy Heck gave a presentation of Life Saving Award. On May 20th, 2024, Benton County first responders saved the life of Gilman resident Bradley Ott who had stopped breathing. Public Safety Dispatchers Lindsey Galvin and Katie Dusing, MN State Patrol Trooper Ryan Moeser, Deputy David Bonfield, Foley Police Officers Bart Kothman and Cody Pausch, members of the Foley Fire Department, Mayo Ambulance crew, as well as Bradley's wife Joanne were all honored and recognized for their life saving efforts. This item was for informational purposes only.

Next, IT Director Steve Stang invited Curt Hoheisel of Systematic Technologies and Wayne Starry of Starry Electric to provide a follow-up on the 2nd Change Order for County facilities fiber project. Board members had questions from the last meeting on the additional charges that were incurred. Wayne Starry shared that the project was bid to use standard trenching machinery. However, when they started working on the project, that machinery was inadequate because of hard clay soil conditions in the area of the High School tennis courts. The best and most cost-effective alternative was to do directional boring to complete the project. The contractors are seeking reimbursement to cover the costs of the additional work that was completed. Motion by Johnson and seconded by Heinen to approve the change order to Systematic Technologies for \$5,775. Motion carried with Commissioners Schlangen, Heinen, Gapinski and Johnson voting "aye" and Commissioner Popp abstained.

Next, Land Services Director Roxanne Achman requested to conduct a Public Hearing to consider Ordinance #495 amending

Ordinance #385 and 351 relating to the rear setback of accessory structures within the Oak Hill Estates Planned Unit Development. Homeowners of Oak Hill Estates are requesting to amend Ordinance #385 and #351, which establishes the Oak Hill Estates PUD and development plan. The purpose of the amendment is to reduce the required rear yard setback for accessory structures. Due to the smaller lot sizes in the PUD, the required setback of 30ft is rarely feasible or practical. The request is to reduce the setback to 5ft for lots abutting open space or outlots, and 10ft for lots abutting other residential lots. The Planning Commission recommended approval of Ordinance #495 on August 8, 2024. Oak Hill Estates Board Member Steve Paasch of 8630 Oakhill Rd NE, Rice, MN, shared information regarding the request and asked for County Board approval of Ordinance #495. The Public Hearing opened at 9:26 AM. No one was present in-person or virtually to speak. The Public Hearing closed at 9:26 AM. Achman reported that there were no emails, letters or other communications to be read into the record. The Department has not received any comments or concerns from State Agencies, Cities or Townships. No official action was required by an affected Township. Motion by Johnson and seconded by Popp to approve Ordinance #495 amending Ordinance #385 and #351 relating to the rear setback of accessory structures within the Oak Hill Estates Planned Unit Development. Motion carried unanimously.

Next, Auditor Treasurer Christine Scherbing and County Assessor Brian Folden requested County Board approval for the Ratification Statement for Avenu Tax & CAMA. Currently our scheduled time to be fully implemented with Tyler Tax & CAMA is delayed. Therefore, we will need to run Avenu Tax & CAMA for an additional year. The cost to the County is as follows:

Tax	\$44,644.16
CAMA	\$16,499.56
Total Cost to the County	\$61,143.72

Motion by Johnson and seconded by Heinen to approve the Ratification Statement for Avenu Tax & CAMA. Motion carried unanimously.

Next, Scherbing requested the County Board to ratify Election Recount Joint Powers Agreement (JPA) with the MN Secretary of State. Each election we must enter a JPA with the Secretary of State in the event a recount is needed. Motion by Johnson and seconded by Heinen to ratify the Joint Powers Agreement with MN Secretary of State. Motion carried unanimously.

Next, County Engineer Chris Byrd requested County Board approval of the updated 5-Year Road Construction Improvement Plan (CIP). The 5-Year Highway CIP was discussed at a recent Committee of the Whole. Johnson shared his concerns about approving the plan today and would like to have a future Committee of the Whole to discuss the projects that would use Local Option Sales Tax funding. Motion by Johnson and seconded by Popp to table the adoption of the 5-Year CIP upon future discussion. Motion carried with Commissioners Schlangen, Gapinski, Johnson and Popp voting "aye" and Commissioner Heinen voting "nay".

Next, Headley requested the County Board to consider an application for "Safe and Secure Courthouse" grant funding. The Courts Facility Safety Committee (a subcommittee of the Criminal Justice Committee) requests that the County Board approve the submittal of a grant application. The Safety Committee seeks funding to install bullet resistant glass in the Court Administration and Probation public counters. Estimated cost of both projects is \$42,700. The grant program requires a 50% local match, or \$28,600. Funding is available in the Capital Improvement Fund cash balance to cover the local cost. Motion by Heinen and seconded by Popp to authorize the submittal of a "Safe and Secure Courthouse" grant and commit a local match of \$28,600 from the CIP fund. Motion carried unanimously.

Next, Headley requested to discuss Consent Agenda item #5 to consider an amended contract with Odesa II for improvements to Bend in the River Park and Consent Agenda item #6 to

consider an amended contract with the Minnesota Department of Natural Resources for a Legacy Grant to improve Bend in the River Regional Park. Odesa II was the successful bidder for the Legacy grant project at Bend in the River. Its bid was well below the engineer's estimate and total grant awarded to Benton County. The Park Commission discussed and approved the following additional work that would fully maximize the Legacy Grant: 1) surface all new trails with Class 2 aggregate, 2) surface all existing trails on the East side of County Road 55 with Class 2 aggregate, and 3) consent to a charge order on structural supports for the shelter. These additional projects were submitted to the Greater MN Regional Parks and Trails Commission, which approved the changes July 24th. The changes have also been approved by the Minnesota Department of Natural Resources (the grantor agency). Odesa's original bid was \$671,552.50. This amendment increases the contract to \$833,500.50 and will fully utilize the Legacy grant. The amendment extends the completion date to May 2025 due to delays in manufacturing the shelter structure. The amended contract with the Minnesota Department of Natural Resources for a Legacy Grant to improve Bend in the River Regional Park does not change the amount originally awarded to Benton County, nor does it change the required 15% local match. Instead, the amendment changes the elements of the project to fully utilize the \$797,555 Legacy Grant. Headley noted that a budget revision and updated project map was submitted to DNR. We have been told by the DNR that it has everything it needs to prepare a revised grant agreement. The revised grant agreement was not available by today's meeting, but the Administrator requests Board approval based on assurances from DNR that everything is in order. A motion was made by Johnson, seconded by Heinen to approve the amended Bend in the River Legacy Grant Agreement with DNR. Motion carried unanimously. Next, Headley requested Board approval of the revised agreement with Odesa II, with the condition that the revised Odesa II agreement will not be executed and effective until we have the final signed and executed DNR grant agreement. Headley noted that we would not want to create a liability to the contractor until we for certain have the final DNR grant agreement in place. Motion by Johnson, seconded by Heinen to approve the revised Odesa II contract for improvements to Bend in the River Park, with effective date to follow execution of the related DNR Legacy Grant agreement. Motion carried unanimously.

The County Board Meeting recessed at 9:57 AM to conduct a Community Health Board Meeting.

The County Board reconvened at 10:04 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/Heinen to set the Committee of the Whole Meetings: Monday, August 26, 2024, Wetlands Administration and 5 - Year Road Plan, Benton County Boardroom, Foley, 8:30 AM; Tuesday, September 10, 2024, final budget discussion, Benton County Boardroom, Foley, 8:30 AM; Thursday, September 19, 2024, Benton County Association of Townships, Glendorado Town Hall, 792 190th Ave NE, Princeton, MN 55371, 7:30 PM; Monday, September 23, 2024, River Crest Facility and Lincoln Center tour, beginning at River Crest facility 1315 Lincoln Ave SE, St. Cloud, MN 56304 at 10:00 AM or upon completion of Special Board Meeting, then going to Lincoln Center at 630 Lincoln Ave SE, St. Cloud, MN 56304. Motion carried unanimously.

Chair Gapinski adjourned the Regular Board Meeting at 10:21 AM.

Jared Gapinski, Chair
Benton County Board of Commissioners

ATTEST:
Montgomery Headley
Benton County Administrator

PUBLIC NOTICES

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.

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

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

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.

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

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.

MORTGAGEE: Washington Mutual Bank

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.

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

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

SERVICER: JPMorgan Chase Bank, N.A.

ASSIGNMENTS OF MORTGAGE: Assigned to: JPMorgan Chase Bank, National Association

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

PROPERTY 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;

“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

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.

Structured Transaction Trust, Series 2019-3. Dated March 3, 2020 Recorded March 5, 2020, as Document No. 441612.

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;

580.07 or 582.032.

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

TRANSACTION AGENT: NONE

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:

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None

DATE OF MORTGAGE: January 5, 2002

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: NONE

DATE AND TIME OF SALE: October 31, 2024 at 10:00 AM

“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.”

MORTGAGOR: Jeffrey Ralph Millner, a single person.

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Homeland Mortgage, LLC

PLACE OF SALE: Benton County Sheriff's Office, 581 Highway 23 Northeast Foley, MN

Dated: August 26, 2024

MORTGAGEE: Homeland Mortgage, LLC.

RESIDENTIAL MORTGAGE SERVICER: Select Portfolio Servicing, Inc.

Benton County Sheriff's Office, 581 Highway 23 Northeast Foley, MN

Federal Home Loan Mortgage Corporation, as trustee of Mortgagee/Assignee of Mortgagee

DATE AND PLACE OF RECORDING: Recorded January 18, 2002 Benton County Recorder, Document No. 282046.

MORTGAGE PROPERTY ADDRESS: 264 Birch Drive, Foley, MN 56329

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.

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

TAX PARCEL I.D. #: 13.00648.00

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.

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

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.

COMMUNICATION FROM A DEBT COLLECTOR.

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

COUNTY IN WHICH PROPERTY IS LOCATED: Benton

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$115,000.00

F-36-6B

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