

## 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 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

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER

ON MORTGAGE: NONE

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

RESIDENTIAL MORTGAGE SERVICER: Select Portfolio Servicing, Inc.

MORTGAGED 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 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.

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: 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

reduced to 5 weeks under MN Stat. Secs. 580.07 or 582.032.

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

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

F-36-6B

PUBLIC NOTICES

NOTICE OF HEARING ON PROPOSED ASSESSMENT FOR EAGLE VIEW COMMONS AGRICULTURAL BEST MANAGEMENT PRACTICES LOAN FOR A COMMUNITY SEPTIC REPLACEMENT/UPGRADE

NOTICE IS HEREBY GIVEN that the Benton County Board of Commissioners will meet at 9:00 a.m., on October 1, 2024, in the Benton County Board Room, Benton County Government Center, 531 Dewey St, Foley, to consider adoption of the proposed assessment for an Agricultural Best Management Practices loan for a community septic replacement/upgrade.

The proposed assessment roll is available for public inspection with the Benton County Auditor/Treasurers Office. The total amount of the proposed assessment is \$442,813.76. Written or oral objections will be considered at the meeting. NO APPEAL TO DISTRICT COURT MAY BE TAKEN AS TO THE AMOUNT OF AN ASSESSMENT UNLESS A WRITTEN OBJECTION SIGNED BY THE AFFECTED PROPERTY OWNER IS FILED WITH THE BENTON COUNTY AUDITOR/TREASURERS OFFICE PRIOR TO THE ASSESSMENT HEARING OR PRESENTED TO THE BOARD CHAIR AT THE HEARING.

An owner may appeal an assessment to district court pursuant to Minn. Stat. § 429.081 by serving notice of the appeal upon the Benton County Auditor/Treasurers Office within 30 days after the adoption of the assessment and filing such notice with the district court within ten days after service upon the Benton County Auditor/Treasurers Office.

F-38-1B

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

CERTIFICATE OF ASSUMED NAME Minnesota Statutes Chapter 333

ASSUMED NAME: Pop & Flair PRINCIPAL PLACE OF BUSINESS IS: APT 316, 1251 10TH AVE NE, SAUK RAPIDS, MN 56379 USA. NAMEHOLDER(S): Elizabeth Stone, APT 316, 1251 10TH AVE NE, SAUK RAPIDS, MN 56379 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/ Elizabeth Stone 09/10/2024 F-38-2P

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

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 Mortgage LOGS Legal Group LLP Tracy J. Halliday - 034610X Eagan, MN 55121 (952) 831-4060 THIS IS A COMMUNICATION FROM A DEBT COLLECTOR F-36-6B