

PUBLIC NOTICES

PROBATE NOTICE

STATE OF MINNESOTA
COUNTY OF BENTON
DISTRICT COURT
SEVENTH JUDICIAL
DISTRICT
Case Type: Probate
Court File No: 05-PR-24-1673

ORDER AND NOTICE OF
HEARING ON PETITION
FOR FORMAL PROBATE
OF WILL AND APPOINT-
MENT OF PERSONAL
REPRESENTATIVE AND
NOTICE TO CREDITORS

In Re: Estate of
DeLaine M. Moriarty,
Decedent.

TO ALL INTERESTED PER-
SONS AND CREDITORS:

It is Ordered and Notice is hereby given that on the 4th day of November, 2024, at 8:00 a.m., a hearing will be held in the above-name Court at 615 Highway 23, Foley, Minnesota, for the formal probate of an instrument purporting to be the will of the above-named decedent, dated November 24, 1997, and for the appointment of Patrick J. Moriarty, whose mailing address is 30275 Co Rd 50, St. Joseph, Minnesota 56374, as personal representa-

tive of the estate of the above-named decedent in unsupervised administration, and that any objections thereto must be filed with the Court. That, if proper, and no objections are filed, a 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. This hearing will be held administratively and you are not required to appear.

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 Court Administrator within four months after the date of this notice or said claims will be barred.

Dated: September 23, 2024

/s/ Ole Tvedten
Judge

/s/ Megan Bergman
Court Administrator

Attorney for Petitioner:
Willenbring, Dahl, Wocken & Zimmermann, PLLC
Daniel T. Zimmermann
(141835) (bak)
318 Main Street - PO Box 417
Cold Spring, MN 56320
Telephone: (320) 685-3678

F-41-2B

PROBATE NOTICE

STATE OF MINNESOTA
COUNTY OF BENTON
SEVENTH JUDICIAL
DISTRICT
DISTRICT COURT
PROBATE DIVISION
Court File No: 05-PR-24-1434

NOTICE AND ORDER OF
HEARING ON PETITION
FOR PROBATE OF WILL
AND APPOINTMENT OF
PERSONAL
REPRESENTATIVE AND
NOTICE TO CREDITORS

Estate of
Susan M. Johnson,

Decedent.

It is Ordered and Notice is given that on November 18, 2024, at 8:00 AM, a hearing will be held in this Court at 615 MN-23, Foley, MN 56329, Minnesota, for the formal probate of an instrument purporting to be the Will of the Decedent dated, February 6, 2023, ("Will"), and for the appointment of Barbara Kroll, whose address is 32499 Co Rd 1, St. Cloud, MN, 56303 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 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.

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: October 1, 2024

/s/ Robert J. Raupp

Judge of District Court

Dated: October 1, 2024

/s/ Megan Bergman

Court Administrator

Attorney for Petitioner
John H. Wenker
Quinlivan & Hughes, PA
1740 West St. Germain St.
St. Cloud, MN 56301
Attorney License No: 232385
Telephone: (320) 251-1414
FAX: (320) 251-1415
Email: JWenker@Quinlivan.com

F-41-2B

NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE: April 11, 2022

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$319,088.00

MORTGAGOR(S): Brian James Fisher and Nikole Renee Fisher, married to each other

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Homeowners Financial Group USA, LLC, its successors and assigns

DATE AND PLACE OF RECORDING:

Recorded: April 13, 2022
Benton County Recorder

Document Number: 459956

ASSIGNMENTS OF MORTGAGE:

And assigned to: Planet Home Lending, LLC

Dated: August 31, 2024

Recorded: September 3, 2024
Benton County Recorder

Document Number: 473370

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

1003775-1300254728-4

Lender/Broker/Mortgage Originator:

Homeowners Financial Group USA, LLC

Residential Mortgage Servicer:

Planet Home Lending, LLC

COUNTY IN WHICH PROPERTY IS LOCATED:

Benton

Property Address: 1734 Maple Court, Saint Cloud, MN 56304

Tax Parcel ID Number: 17.01546.00

LEGAL DESCRIPTION OF PROPERTY: Lot 9, Block 1,

Oakwood Heights Plat Six, 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:

\$322,106.38

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:

November 21, 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 May 21, 2025, or the next business day if May 21, 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: September 30, 2024

MORTGAGEE: Planet Home Lending, LLC

Wilford, Geske & Cook, P.A.
Attorneys for Mortgagee
7616 Currell Boulevard, Suite 200
Woodbury, MN 55125
(651) 209-3300
File Number: 055221-F1
F-41-6B

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.

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.

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

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 OF MORTGAGE: September 9, 2011

DATE AND TIME OF SALE: December 10, 2024 at 10:00 AM.

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$161,658.00

PLACE OF SALE: Benton County Sheriff's Office, 581 Highway 23, Foley, MN 56329.

MORTGAGOR(S): Thomas Kolbo, a single adult

to pay the debt then secured by said mortgage and taxes, if any actually paid by the mortgagee, on the premises and the costs and disbursements allowed by law. The time allowed by law for redemption by said mortgagor(s), their personal representatives or assigns is six (6) months from the date of sale.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Liberty Savings Bank

TIME AND DATE TO VACATE PROPERTY: Unless said mortgage is reinstated or the property redeemed, or unless the time for redemption is reduced by judicial order, you must vacate the premises by 11:59 p.m. on June 10, 2025.

DATE AND PLACE OF FILING: Recorded on September 21, 2011 as Document Number 383861 in the Office of the County Recorder of Benton County, Minnesota.

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.

ASSIGNMENTS OF MORTGAGE: Assigned to: JPMorgan Chase Bank, N.A. by assignment recorded on December 23, 2015 as Document Number A413639 in the Office of the County Recorder of Benton County, Minnesota; thereafter assigned to Lakeview Loan Servicing, LLC by assignment recorded on October 15, 2019 as Document Number 438849 in the Office of the County Recorder of Benton County, Minnesota.

LEGAL DESCRIPTION OF PROPERTY: Lot 16, Block 2, Fox Meadows, Benton County, Minnesota.

STREET ADDRESS OF PROPERTY: 909 7TH ST NE, RICE, MN 56367

COUNTY IN WHICH PROPERTY IS LOCATED: Benton County, Minnesota.

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$121,172.41

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

AGENT: Mortgage Electronic Registration Systems, Inc.

LAKEVIEW LOAN SERVICING, LLC Mortgagee

NAME OF MORTGAGE ORIGINATOR: Liberty Savings Bank

TROTT LAW, P.C.

RESIDENTIAL SERVICER: LoanCare, LLC

By: /s/ *N. Kibongni Fondungallah, Esq.*

TAX PARCEL IDENTIFICATION NUMBER: R15.00666.00

Samuel R. Coleman, Esq. Sung Woo Hong, Esq. Attorneys for Mortgagee

TARRANT MORTGAGE IDENTIFICATION NUMBER: 1003624-1045299240-8

25 Dale Street North St. Paul, MN 55102 (651) 209-9760 (22-0501-FC03)

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

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. F-41-6B

Public Accuracy Test of Election Equipment 2024 State General Election Benton County

Notice is hereby given that a public accuracy test of election equipment for the 2024 State General Election will be held on the dates, times and places listed below. Additional information on election equipment used in Benton County and the testing of the election equipment can be found at the following link: <https://www.co.benton.mn.us/706/Voting-Equipment>

Members of the public are welcome to attend Public Accuracy Testing to observe the testing procedures.

Precincts	Date	Location/Equipment to be Tested	Time
St Cloud W2P1 St Cloud W2P3 St Cloud W2P4	Oct 22	St Cloud City Hall 1201 7th St S St Cloud, MN 56301 Election Systems & Software DS200, Democracy Live OmniBallot Tablet	9:00 AM
Sartell P-2	Oct 24	Sartell City Hall Council Chamber 125 Pinecone Rd N Sartell, MN 56377 Election Systems & Software DS200, Democracy Live OmniBallot Tablet	2:00 PM
All precincts in Benton County including mail ballot	Oct 28	Benton County Boardroom 531 Dewey St Foley, MN 56329 Election Systems & Software DS 450	9:00 AM
Sauk Rapids P-1 Sauk Rapids P-2 Sauk Rapids P-3 Sauk Rapids P-4 Sauk Rapids P-5	Oct 30	Sauk Rapids Government Center Community Room 250 Summit Ave N Sauk Rapids, MN Election Systems & Software DS200, Democracy Live OmniBallot Tablet	10:00 AM
Gilmanton Twp Graham Twp Minden Twp P-1 Minden Twp P-2 Mayhew Lake Twp	Oct 31	Benton County Boardroom 531 Dewey St Foley, MN 56329 Election Systems & Software DS200, Democracy Live OmniBallot Tablet	10:00 AM
Granite Ledge Twp St George Twp Sauk Rapids Twp Glendorado Twp	Oct 31	Benton County Boardroom 531 Dewey St Foley, MN 56329 Election Systems & Software DS200, Democracy Live OmniBallot Tablet	3:00 PM
Alberta Twp City of Foley City of Rice Maywood Twp Watab Twp	Nov 1	Benton County Boardroom 531 Dewey St Foley, MN 56329 Election Systems & Software DS200, Democracy Live OmniBallot Tablet	10:00 AM

PROBATE NOTICE

STATE OF MINNESOTA
COUNTY OF BENTON
DISTRICT COURT
SEVENTH JUDICIAL
DISTRICT
Court File No: 05-PR-24-1475

Notice and Order for Hearing on Petition for Descent of Property

In Re: Estate of Gary Allan Strandemo, Decedent.

A Petition for Determination of Descent has been filed with this Court. The Petition represents that the Decedent died more than three years ago, leaving property in Minnesota and requests the probate of Decedent's last will and the de-

scend of such property to be determined and assigned by this Court to the persons entitled to property.

Any objections to the Petition must be filed with the Court prior to or raised at the hearing. If proper, and no objections are filed or raised, the Petition may be granted.

IT IS ORDERED and Notice is further given, that the Petition will be heard on November 18, 2024, at 8:00 a.m. by this Court via Zoom of the Benton County Courthouse, 615 Highway 23, Foley, Minnesota 56329. This hearing will be held administratively and you are not required to appear.

(1) Notice shall be given to all interested persons (Minn. Stat. 524.1-401) and persons who have filed a demand for

notice (Minn. Stat. 524.3-204).

(2) Notice shall be given by publishing this Notice and Order as provided by law and by: Mailing a copy of this Notice and Order at least 14 days prior to the hearing date.

Dated: October 7, 2024

/s/ Robert J. Raupp
District Court Judge

ROGNESS & FIELD, P.A.
Louise C. Rogness, Esq.
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434 Hale Avenue North, Suite 180
Oakdale, MN 55128
Telephone: (651) 705-0276
Facsimile: (651) 204-2125
e-mail: louise@rognessfield.com

ATTORNEY FOR PETITIONER