

# LEGAL NOTICES

## NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the Benton County Board of Adjustment will conduct public hearings on January 21, 2016 in the Commissioner's Room, Benton County Government Center, Foley, beginning at 7:00 p.m. to consider the following:

1. 7:00 p.m. John and Lynn Helmin requesting a variance requesting to construct a 5,000 sq. ft. storage structure on a 4.36 acres lot (2,500 sq. ft. allowed) and to allow a second storage structure over 900 sq. ft. in the R-1 Residential District. Pursuant to Sections 6.2.7 and 11.5.1. The affected property is described as follows: part of the SW1/4 NW1/4, Section 23, Watab Township. The on-site inspection of this property will be made at approximately 1:30 p.m. on January 21, 2016.

2. 7:10 p.m. Brett Ogg requesting an after the fact variance to keep in place an addition to a house that is 113 ft. from the center line of a county road (125 ft required) in the Agricultural District. Pursuant to Sections 7.1.30 and 11.5.1. The affected property is described as follows: part of the SE1/4 SE1/4, Section 30, Mayhew Lake Township. The on-site inspection of this property will be made at approximately 1:50 p.m. on January 21, 2016.

3. 7:20 p.m. David and Jo Anne Zimmer requesting a variance to construct a house 290 ft. from a feedlot (660 ft. required) in the Agricultural District. Pursuant to Sections 9.14.3 and 11.5.1. The affected property is described as follows: part of the Section 10, Mayhew Lake Township. The on-site inspection of this property will be made at approximately 2:10 p.m. on January 21, 2016.

ANYONE wishing to appear with reference to the above requests will be heard at this meeting.

R-1-1B

## Notice of Public Hearing

The Benton County Board of Commissioners will conduct a public hearing on January 19, 2016 at 9:00 a.m. in the Benton County Boardroom, 531 Dewey Street, Foley, for the purpose of taking public testimony on possible changes to Benton County's policy for the acceptance of property tax payments. Specifically, the County Board will consider a policy to extend by one business day the statutory deadline for the acceptance of current property tax payments, without the imposition of costs, penalties and interest. All persons interested may appear and be heard at the time and place set forth above. Individuals unable to attend the public hearing can submit comments to the Benton County Administrator, 531 Dewey Street, Box 129, Foley, Minnesota 56329, or by sending an email to mheadley@co.benton.mn.us. Written comments must be received prior to the public hearing to be included in the record.

R-1-1B

## PUBLIC NOTICE OF AUCTION (Official Publication) Public Storage, Inc. PS Oraneco, Inc. and/or Shurgad TRS, Inc. will conduct Sales at Public Storage located at Public Storage Self-Storage, Sauk Rapids 25553, 1111 Franklin Ave., Sauk Rapids, MN 56379 NOTICE OF SALE AND DISPOSAL OF PROPERTY

Notice is hereby given that the undersigned will sell at public auction on Thursday, January 28, 2016, personal property including but not limited to furniture, clothing, tools and/or other household items at 9:30 AM. The name of the person(s) whose personal property is to be sold is as follows

1102 Lesetome, Jason  
1112 Grotte, Justin  
1113 Thompson, Pam  
1116 Kray, Mark  
1303 Mcneal, Lenora  
1304 Randall, Jody  
1305 Wolinski, Nicholas  
1320 Darchuk, Jamie  
1322 Mack, John  
1325 Carter, Linda  
1413 Robinson, Anthony  
1423 Funchie, Michael  
1428 Washington, Valerie  
1433 Nealy Barbra  
1435 Halverson, Tamara  
1436 Lafrance, Christine  
1440 Skinner, Tiffany  
1502 Hendrickson, Deja  
1517 Reno, Samantha

1520 Mohs, Drew  
1532 Lister, Alice  
1533 McGrath, Shanna  
1544 Bohndorf, Tara  
1602 Meinstad, Karen  
1605 Eubanks, David  
1607 Hadammek, Andy  
1608 Franco, Simon  
1611 Doering, James  
1612 Marxen, Jane  
1621 Jensen, Jodi  
1622 Hadammek, Kristine  
2103 Wollen, John  
2112 Habiger, Shelly  
2115 Hastings, Paula  
2120 Orcena, Jalia  
2309 Johnson, Erica  
2310 Ward, Anita  
2312 Huizenga, Makayla  
2402 Katzmarek, Kristina  
2419 Mace, Ryan  
2420 Swenson, Debbie  
2508 Sandgren, Debbie  
2510 Schyma, Doris  
2518 Starr, Evin  
2609 McConnell, James  
3209 Pearce, Kashanta  
4101 Henning, Michael  
4102 Legg, Jessica  
4108 Solberg, Maggie  
4110 Anderson, George  
4111 Newport, Jason  
4114 Jones, Ernest  
4121 Nealy, Barbra  
4222 Doeden, Lance  
4223 Michaud, David  
4225 James, Olivia  
4303 Kirsch, Jessica  
4317 Hardy, Don  
4322 Aspinwall, Sally  
4402 Wilcox, Lisa  
4412 Olson, Annikki  
4420 Ray, Randy

R-1-2B

## 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: December 14, 2012

MORTGAGOR: Misty R. Marquardt, a single person.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Flagstar Bank, FSB.

DATE AND PLACE OF RECORDING: Recorded December 18, 2012 Benton County Recorder, Document No. 393459.

ASSIGNMENTS OF MORTGAGE: Assigned to: Flagstar Bank, FSB. Dated February 14, 2014 Recorded February 25, 2014, as Document No. 402153. And thereafter assigned to: Matrix Financial Services Corporation. Dated October 6, 2014 Recorded October 8, 2014, as Document No. A405888.

T R A N S A C T I O N AGENT: Mortgage Electronic Registration Systems, Inc.

T R A N S A C T I O N AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 100052550360611320

## NOTICE OF MORTGAGE FORECLOSURE SALE

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Flagstar Bank, FSB  
RESIDENTIAL MORTGAGE SERVICER: Flagstar Bank, FSB

MORTGAGED PROPERTY ADDRESS: 1324 2nd Avenue South, Sauk Rapids, MN 56379

TAX PARCEL I.D. #: 190139500

LEGAL DESCRIPTION OF PROPERTY:

Lot 15, Block 8, Sweet's Addition to Sauk Rapids, Excepting therefrom the Northernly 9 feet thereof, Benton County, Minnesota

COUNTY IN WHICH PROPERTY IS LOCATED: Benton

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$69,714.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$70,943.53

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: January 28, 2016 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 July 28, 2016, 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: November 24, 2015  
Matrix Financial Services Corporation  
Mortgagee/Assignee of Mortgagee  
USSET, WEINGARDEN AND LIEBO, P.L.L.P.  
Attorneys for Mortgagee/Assignee of Mortgagee  
4500 Park Glen Road #300  
Minneapolis, MN 55416  
(952) 925-6888  
92-15-008869 FC  
THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.  
Document version 1.1 December 11, 2013

R-49-6B

## ORDER AND NOTICE OF HEARING ON PETITION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF CO-PERSONAL REPRESENTATIVES IN UNSUPERVISED ADMINISTRATION AND NOTICE TO CREDITORS

STATE OF MINNESOTA  
COUNTY OF BENTON  
IN DISTRICT COURT  
PROBATE DIVISION  
SEVENTH JUDICIAL  
DISTRICT

Court File No. 05-PR-15-2400  
In Re: The Estate of Eleanor J. Maier, Decedent.

TO ALL INTERESTED PERSONS AND CREDITORS:

IT IS ORDERED AND NOTICE IS HEREBY GIVEN that on the 25th day of January, 2016, at 8 o'clock a.m., a hearing will be held in the above named Court at 615 Highway 23, Foley, Minnesota, for the formal probate of an instru-

ment purporting to be the Will of Eleanor J. Maier, Decedent, dated June 15, 1995, and for the appointment of Jonathan P. Maier, whose address is 11753 County Road 17, Holdingford, Minnesota and Danita J. Traut, whose address is 1202 6th Avenue SE, St. Stephen, Minnesota, as Co-Personal Representatives of the estate of Eleanor J. Maier, Decedent, in unsupervised administration, and that any objections thereto must be filed with the Court. That, if proper, and no objections are filed, Co-Personal Representatives 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.

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

Dated: 12/17/15

Michael S. Jesse  
Judge of District Court  
BENTON COUNTY DISTRICT

COURT ADMINISTRATOR  
by: Jennifer Siemers  
Deputy Administrator  
Michael M. Murphy,  
I.D.#7665X  
Attorney for Co-Petitioners  
Murphy Law Offices  
30 North Seventh Avenue,  
P.O. Box 866  
St. Cloud, MN 56302  
Tel: (320) 252-5922  
Fax: (320) 252-3079  
Email: murphylawmn@gmail.com  
(File No. 5999-15MM)

R-52-2B