STATE OF MINNESOTA COUNTY OF HUBBARD **DISTRICT COURT** NINTH JUDICIAL DISTRICT Case Type: Quiet Title Action Court File No. 29-CV-17-1146 Assigned Judge: Robert D. Tiffany

Ronald K. Westby and Nancy V. Westby, Plaintiffs,

the unknown heirs of Ruth loos.

decedent, Lois Snodgrass, Jeanette Brown, and all other persons unknown claiming any right, title, estate, interest, or lien in the real estate described in the complaint herein, Defendants.

#### **SUMMONS**

THIS SUMMONS IS DIRECTED TO THE UNKNOWN HEIRS OF RUTH IOOS, DECEDENT, LOIS SNODGRASS, JEANETTE BROWN, AND ALL OTHER PER-SONS UNKNOWN CLAIMING ANY RIGHT, TITLE, ESTATE, IN-ESTATE DESCRIBED IN THE COMPLAINT HEREIN.

1. YOU ARE BEING SUED. The Plaintiffs have started a lawsuit against you. The Plaintiffs' Complaint against you is on file in the office of the Court Administrator of the above-named Court. Do not throw these papers away. They are official papers that affect your rights. You must respond to this lawsuit even though it may not yet be filed with the Court and there may be no court file number on this Summons.

2. YOU MUST REPLY WITH-IN 20 DAYS TO PROTECT YOUR RIGHTS. You must give or mail to the person who signed this summons a written response called an Answer within 20 days of the date on which you received this Summons. You must send a copy of your Answer to the person who signed this Summons located at:

GAMMELLO-PEARSON,

14275 Golf Course Drive, Suite 200

Baxter, MN 56425

3. YOU MUST RESPOND TO EACH CLAIM. The Answer is your written response to the Plaintiff's Complaint. In your Answer you must state whether you agree or disagree with each paragraph of the Complaint. If you believe the Plaintiff should not be given everything asked for in the Complaint, you must say so in vour Answer.

YOU WILL LOSE YOUR CASE IF YOU DO NOT SEND A WRITTEN RESPONSE TO THE COMPLAINT TO THE PERSON WHO SIGNED THIS SUMMONS. If you do not answer within 20 days, you will lose this case. You will not get to tell your side of the story, and the Court may decide against you and award the Plaintiff everything asked for in the Complaint. If you do not want to contest the claims stated in the Complaint, you do not need to respond. A default judgment can

then be entered against you for the relief requested in the Com-

LEGAL ASSISTANCE. You may wish to get legal help from a lawyer. If you do not have a lawver, the Court Administrator may have information about places where you can get legal assistance. Even if you cannot get legal help, you must still provide a written Answer to protect your rights or you may lose the case.

6. ALTERNATIVE DISPUTE **RESOLUTION.** The parties may agree to or be ordered to participate in an alternative dispute resolution process under Rule 114 of the Minnesota General Rules of Practice. You must still send your written response to the Complaint even if you expect to use alternative means of resolving this dis-

7. THIS LAWSUIT MAY AF-FECT OR BRING INTO QUES-TION TITLE TO REAL PROPER-TY located in Hubbard County. State of Minnesota, legally described as follows:

That Part of the Southwest

Quarter (SW1/4) of Section Four (4), Township One hundred Thirty-nine (139), Range Thirty-two (32), lying Southerly of the Township Road, lying Northerly of Mow Lake and lying Easterly of the following described line: Commencing at the Southwest corner of said SW1/4: thence East, as-

sumed bearing, along the South line of said SW1/4 a distance of 1560.30 feet: thence North 52 degrees 55 minutes 15 seconds East a distance of 728.70 feet to the Southerly right of way line of said Township Road and the point of beginning of the line to be described; thence South 1 degrees 41 minutes 34 seconds West a distance of 165.0 feet to the water's edge of said Mow Lake and there said line termi-

The object of this action is to obtain a Judgment that Plaintiffs are the owners in fee of the above described real property, and that none of the above-named Defendants have any estate or interest therein or lien thereon.

No personal claim is made against any Defendant. If any Defendant on whom this Summons is served unreasonably defends the action, said Defendant shall pay full costs to the Plaintiff. Dated: October 4, 2017

GAMMELLO-PEARSON, PLLC /s/ James M. Gammello James M. Gammello #140144 14275 Golf Course Drive, Suite 200

Baxter, MN 56425 Telephone: 218/828-9511 Facsimile: 218/824-8545 e-mail: jamesg@gqlaw.net ATTORNEY FOR PLAINTIFFS

> Northwoods Press 11/29:12/6.13c

### **NOTICE OF MORTGAGE FORECLOSURE SALE**

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

DATE OF MORTGAGE: July 17, ORIGINAL PRINCIPAL AMOUNT

OF MORTGAGE: \$93,292.00

MORTGAGOR(S): Barbara A Klasen, widowed and not married MORTGAGEE: Wells Fargo

DATE AND PLACE OF RECORD-ING: Recorded: March 27, 2009

Hubbard County Recorder Document Number: A000338007

ASSIGNMENTS OF MORT-GAGE: And assigned to: Nationstar Mort-

gage LLC d/b/a Champion Mortgage Company Dated: September 11, 2017 Recorded: September 11, 2017

**Hubbard County Recorder** 

Document Number: A000392870 Transaction Agent: Not Applicable

Transaction Agent Mortgage Identification Number: Not Applicable

Lender or Broker: Wells Fargo Bank, N.A.

Residential Mortgage Servicer: Nationstar Mortgage LLC, dba Champion Mortgage Company

Mortgage Originator: cable

COUNTY IN WHICH PROPERTY IS LOCATED: Hubbard Property Address: 31427 470th St, Cass Lake, MN 56633-8712

R07.35.00600 LEGAL DESCRIPTION PROPERTY: NW 1/4 NE 1/4 Sec.

ID

Number:

Parcel

35-145-32, subject to any prior



### SOLUTIONS 5 9 4 8 3 7 1 2 6 4 9 5 3 8 9 7 6 1 5 4 2 1 5 7 2 4 9 6 8 3

PUZZLE



convevance of minerals or mineral rights, any prior reservations, easements rights restrictions. of way and any zoning and use regulations

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NO-TICE: \$123,679.64

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

PURSUANT to the power of sale contained in said mortgage, the above-described property will be sold by the Sheriff of said county

DATE AND TIME OF SALE: January 04, 2018 at 10:00 AM

PLACE OF SALE: Sheriff's Main Office, Law Enforcement Center, Park Rapids, 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 twelve (12) 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 January 04, 2019, or the next business day if January 04, 2019 falls on a Saturday, Sunday or legal holiday.

Mortgagor(s) released from financial obligation: NONE

COMMUNICATION FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A **DEBT. ANY INFORMATION OB-**TAINED WILL BE USED FOR THAT PURPOSE.

THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY 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 MORTGAG-OR'S PERSONAL REPRESEN-TATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS EN-TERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTH-ER THINGS, THAT THE MORT-GAGED PREMISES ARE IM-PROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROP-ERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABAN-DONED.

DATED: November 08, 2017

ASSIGNEE OF MORTGAGEE: Nationstar Mortgage LLC d/b/a Champion Mortgage Company

Wilford, Geske & Cook P.A. Attorneys for Assignee of Mortgagee 7616 Currell Blvd Ste 200 Woodbury, MN 55125-2296 (651) 209-3300 File Number: 038785F01

ADVERTISING POLICY

policy is very simple: IF YOU CHARGE, WE

CHARGE. If you charge for something, generally you

do so to cover your costs, and one of those costs needs

to be promotion (i.e. advertising). NOTE: A discount is

your venture more successful, you need to include

We want your news and your advertising. To make

extended to non-profit organizations.

advertising in your budget.

Here at the Northwoods Press, our advertising

Northwoods Press 11/8,15,22,29;12/6,13c

### **NOTICE OF MORTGAGE** FORECL OSURE 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: August 8. 2013

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$105,000.00

MORTGAGOR(S): Jill Noel Mc-Clary a/k/a Jill Noel Trammell a/k/a Jill Noel Cook and Matthew G. McClary, wife and husband

MORTGAGEE: Wells Fargo Bank, N.A.

DATE AND PLACE OF FILING: Recorded on August 14, 2013 as Document Number A000367515 in the Office of the County Recorder of Hubbard County, Minnesota.

ASSIGNMENTS OF MORT-GAGE: Assigned to: None.

DESCRIPTION PROPERTY: Lot Five (5), Block Two (2), Poor Richard's First Addition, Hubbard County, Min-

STREET ADDRESS OF PROP-WINDSURF ERTY: 19981 DRIVE, BEMIDJI, MN 56601

COUNTY IN WHICH PROPERTY IS LOCATED: Hubbard County, Minnesota

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$115,856.54

TRANSACTION AGENT: None

NAME OF MORTGAGE ORIGI-NATOR: Wells Fargo Bank, N.A. RESIDENTIAL SERVICER: Wells Fargo Bank, N.A.

TAX PARCEL IDENTIFICATION NUMBER: 22.39.40700

**TRANSACTION** AGENT'S MORTGAGE IDENTIFICATION NUMBER: None

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 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.

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: Jan-

uary 16, 2018 at 10:00 AM.

OF SALE: Hubbard County Sheriff's Office, Law Enforcement Center Lobby, 301 Court Avenue, Park Rapids, Min-

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.

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 July 16,

THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORT-GAGOR'S PERSONAL REP-RESENTATIVES OR ASSIGNS. MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER UNDER MIN FINITIMED NESOTA STATUTES, SEC-TION 582.032, DETERMINING, AMONG OTHER THINGS. THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESI-DENTIAL DWELLING OF LESS THAN FIVE UNITS. ARE NOT PROPERTY USED IN AGRI-**CULTURAL PRODUCTION, AND** ARE ABANDONED.

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

Dated: November 16, 2017

WELLS FARGO BANK, N.A.

Mortgagee THE ACADEMY LAW GROUP,

P.A. Rebecca F. Schiller, Esq. N. Kibongni Fondungallah, Esq. Samuel R. Coleman, Esq. \*Corbin C. Smith. Esa.\* Attorneys for Mortgagee The Academy Professional 25 Dale Street North

St. Paul, MN 55102 (651) 209-9760 (17-0512-FC01)

#### THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Northwoods Press 11/22,29;12/6,13,20,27c

Congress shall make no law respecting an establishment of religion, or prohibiting the free exercise thereof; or abridging the freedom of speech, or of the press, or the right of the people peaceably to assemble, and to petition the Government for a redress of grievances.

THE FIRST AMENDMENT UNITED STATES CONSTITUTION

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the Protection of Free Expression Charlottesville, Virginia



# WHITE OAK TOWNSHIP

# CHANGE OF MEETING NOTICE

The White Oak Township Board meeting scheduled for Tuesday, January 2, 2018 has been rescheduled to Monday, January 8, 2018 at 7:00 p.m. at the White Oak Town Hall. Mary Muller, Clerk

Northwoods Press

12-13,20c

# City of Nevis, Minnesota

### PLANNING COMMISSION NOTICE OF SPECIAL MEETING AND PUBLIC HEARING

Date: Monday, December 18, 2017

Place: Nevis City Council Chambers, 106 Main St. W., Nevis Time: Special Meeting will start at 5:30 p.m.; public hearing will

1. City Right of Ways

2. Impervious surface coverage

3. Driveway Access

A complete packet of information will be available at the City Office as of December 14, 2017. Any interested parties are invited and encouraged to attend or submit written comments either that evening or at the City Offices prior to the public hearing. By: Dawn Veit, City Clerk

Northwoods Press 12-6,13c

#### A TRANSCRIPT OF THE PROCEEDINGS OF THE REGULAR MEETING OF THE HUBBARD COUNTY BOARD OF COMMISSION-ERS HELD ON NOVEMBER 21, 2017, AT 9:00 0'CLOCK A.M.

The meeting was called to order by Chairman, Vern Massie with all the Commissioners and Coordinator, Debbie Thompson present.

The Pledge of Allegiance was said by all.

ried unanimously, the agenda was approved as modified. Public Input: None provided. On motion of Mr. Johannsen, seconded by Mr. Stacey and carried

On motion of Mr. Johannsen seconded by Ms. Christenson and car-

unanimously, the following consent agenda items were approved, as presented: Approved the minutes of the November 7, 2017, Regular Meeting;

vember 17, 2017; · Reviewed General Revenue Financial Reports, October, 2017; · Authorized payment of disbursement #36 in the amount of

Approved the bills & Auditor's Warrants dated November 10, & No-

- \$186,772.72 for HLC Construction project and signature of same by the Chairman and Coordinator: Reviewed Highway Department Financial Statement for YTD
- · Adopted the following resolution authorizing payment of the Income Maintenance Agenda, Social Service Agenda and Welfare bills:

## **RESOLUTION No. 11211701**

BE IT RESOLVED, That the foregoing record is a true and accurate recording of the official actions and recommendations of the County Board of Commissioners and as such constitutes the official minutes thereof. Payment of assistance, relief and claims as indicated in these

· Approved the following license applications: Tobacco - Dorset Corner Liquors, Henrietta Twp; Mayer Enterprises/Grace Lake Bar and Grill, Farden Twp; 71 Bottles of Beer & Liquor, Todd Twp; and Woodland Store, Lake George: 3.2 Beer - Hilltop Inn, Hubbard Twp; George's, Henrietta Twp; and Woodland Store, Lake George Twp: Sunday Stompin' Grounds Lodge, Akeley Twp; Clancy's on Island Lake, Arago Two: Mayer Enterprises/Grace Lake Bar and Grill Farden Two: Off Sale - Dorset Corner Liquors, Henrietta Twp; Stompin' Grounds Lodge, Akeley Twp; Mayer Enterprises/Grace Lake Bar and Grill, Farden Twp; '1 Bottles of Beer & liquor, Todd Twp; Woodland Store, Lake George: Wine - Hilltop Inn, Hubbard Twp: and On-Sale - Stompin' Grounds Lodge, Akeley Twp; Clancy's on Island Lake, Arago Twp; and Mayer Enterprises/Grace Lake Bar and Grill, Farden Twp.

Public Works: On motion of Mr. Smith, seconded by Mr. Johannsen and carried unanimously, the final payment to Tri-City Paving, Inc., Little Falls, MN was approved in the amount of \$87,244.13 for SAP 029-614-004 and SAP 029-648-004, overlay, reclamation and paving, as recommended by the Assistant Highway Engineer, with payment to be from budgeted monies.

On motion of Mr. Stacey, seconded by Ms. Christenson and carried unanimously, the following resolution was adopted:

## **RESOLUTION No. 11211702**

Agreement for Hubbard County to support and act as a Sponsoring Agency for a Local Road Improvement Program (LRIP) **Project for Hendrickson Township** 

BE IT RESOLVED, that Hubbard County fully supports and is willing to act as the sponsoring agency for a road improvement project identified as Hendrickson Township - Old Cemetery Road. Hubbard County acknowledges herewith that it is willing to be the project sponsor for the Hendrickson Township project; knowing full well that such sponsorship includes a willingness to secure and guarantee the local share of costs associated with this project and responsibility for seeing this project through to its completion, with compliance of all applicable laws, rules

and regulations. BE IT FURTHER RESOLVED, that Hubbard County Engineer, David A. Olsonawski, P.E., or his successor, is hereby authorized to act as agent on behalf of this applicant.

Assistant Highway Engineer, Jed Nordin reported the efforts underway for development of a Land Surveyor job description. By consensus of the Board, further discussion of the matter was referred to the December 6, 2017, Board meeting.

Mr. Nordin requested consideration of the DAC Recycling contract be tabled until December 19, 2017. By consensus of the Board the matter was tabled to December 19, 2017.

On motion of Mr. Johannsen, seconded by Mr. Smith and carried unanimously, the completion of a direct sale of county fee land located in Section 23, Fern Township was approved, as recommended by the

Mr. Nordin reported the County's receipt of an award from the Department of Transportation and Associated General Contractors for outstanding performance on the CSAH 28 construction project, from TH 71 to TH 34 Grading & Base deemed to be the best of its class, completed in Minnesota in 2017and explained the award will be presented at the upcoming AMC Conference in December, 2017.

Social Services: Social Services Director, Deb Vizecky provided the following reports for review by the Board: Open Workgroups; Children in Out of Home Placement; Hubbard County Child Support Unit; October 2017 Income Maintenance Unit Caseload Totals; October 2017 Case load totals (METs & Maxus); Intakes; and October 2017 Claims Summary - Program Totals; questions regarding the reports were asked and answered, with no action required.

On motion of Mr. Johannsen, seconded by Mr. Stacey and carried unanimously, the IV-D purchase of service (POS) child support agreement with the State of MN; Social Services, County Attorney and Sheriff was approved, with no rate change as recommended by the Social Services Director, and the signature of same by the Chairman was au-

Finance: On motion of Ms. Christenson, seconded by Mr. Johannsen and carried unanimously, the following resolution was adopted:

## Resolution No. 11211703

WHEREAS, Minnesota counties are responsible for administering elections, which includes the purchase and maintenance of supplies and election equipment, including accessible voting equipment; and

WHEREAS, Minnesota last updated much of its voting equipment between 2002 and 2006 meaning that the equipment is rapidly approaching the end of its 10 to 15 year lifespan; and

(HC Minutes continued on page 14...)