

NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE: October 31, 2014

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$101,134.00

MORTGAGOR(S): Terrence E. Edwards and Tanya A. Edwards, Husband and Wife as Joint Tenants

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Nations Direct Mortgage, LLC, its successors and/or assigns

DATE AND PLACE OF RECORDING: November 03, 2014 Hubbard County Recorder

Document Number: A000375481

ASSIGNMENTS OF MORTGAGE:

And assigned to: Nations Direct Mortgage, LLC

Dated: January 08, 2018
Recorded: January 10, 2018
Hubbard County Recorder

Document Number: A000395167

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number: 1006118-0000041719-8

Lender or Broker: Nations Direct Mortgage, LLC

Residential Mortgage Servicer: Nations Direct Mortgage, LLC

Mortgage Originator: Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Hubbard Property Address: 603 Fair Ave, Park Rapids, MN 56470-1587

Tax Parcel ID Number: 32.26.02600

LEGAL DESCRIPTION OF PROPERTY: The land referred to herein is situated in the state of Minnesota, Hubbard County described as follows:

That part of the South 20 acres of the SE 1/4 of the NW 1/4 SECTION 26 TOWN 140 RANGE 35 described as follows; beginning at the NE corner of said South 20 acres of the SE 1/4 of the NW 1/4; thence south along the quarter line 107 feet; thence west parallel with the east and west quarter line 150 feet; thence north at a right angle 107 feet to the north line of the above described tract; thence east at a right angle 150 feet to the POB

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$103,890.38

THAT all pre-foreclosure requirements have been complied with; that no action or proceeding has been instituted at law or other-

wise 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: March 28, 2019 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 **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 September 30, 2019, or the next business day if September 30, 2019 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 MORT-

GAGOR'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: February 13, 2019
ASSIGNEE OF MORTGAGE: Nations Direct Mortgage, LLC

Wilford, Geske & Cook P.A.
Attorneys for Assignee of Mortgagee
7616 Currell Blvd; Ste 200
File Number: 037235F05

Northwoods Press
2-13,20,27;3-6,13,20c

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.

Date: February 13, 2019

1. Default has occurred in the conditions of a Mortgage, dated 08/18/2005, given by Roswell A. Lawrence, a single person, as mortgagor, to Northwoods Bank of Minnesota, as mortgagee. Such Mortgage was filed with the county Recorder, Hubbard County, Minnesota on 08/24/2005 as Document No. A000310446. Assigned to: N/A.

2. The original principal amount secured by the Mortgage was: \$100,000.00.

3. No action or proceeding at law is now pending to recover the debt secured by the Mortgage, or any part thereof, and no Mortgagor has been released from liability on the Mortgage.

4. The holder of the Mortgage has complied with all conditions precedent to acceleration of the debt secured by the Mortgage and foreclosure of the Mortgage, and all notice and other requirements of applicable statutes.

5. At the date of this notice, the amount due on the Mortgage, and taxes, if any, paid by the holder of the Mortgage is: \$52,477.89.

6. Pursuant to the power of sale in the Mortgage, the Mortgage will be foreclosed, and the land described as follows:

The West Quarter of the North Half of the South Half of the Southwest Quarter (W1/4 N1/2 S1/2 SW1/4) of Section Twenty (20), Township One Hundred Forty-five (145), Range Thirty-four (34); together with a non-exclusive easement for roadway and utility purposes over the Northerly 33 feet of the West Quarter of the South Quarter of the Southwest Quarter (W1/4 S1/4 SW1/4), Section 20, Township 145, Range 34 will be sold by the Sheriff of Hubbard County, Minnesota, at public auction on April 23, 2019 at 10:00 a.m., at

the Lobby of the Hubbard County Sheriffs Office located on Court Avenue, Park Rapids, MN 56470, 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.

7. The time allowed by law for redemption by Mortgagor or Mortgagor's personal representatives or assigns is twelve (12) months after the date of sale. Each holder of a junior lien may redeem in the order and manner provided in Minnesota Statutes Chapters 580 and 582, beginning after the expiration of the mortgagor's redemption period. If the Mortgage is not reinstated or the property redeemed, and the mortgaged

real estate is an owner-occupied single family dwelling, the Mortgagor must vacate the property by 11:59 p.m. on April 23, 2020.

8. 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.

Property Address: 48302 Sunrise Drive, Becida, MN 56678.
Parcel No.: 22.20.00512
Mortgage ID No.: None
Servicer: Northwoods Bank of Minnesota
Transaction Agent: None
Transaction Agent No.: None

THOMASON, SWANSON & ZAHN, PLLC
Sara Swanson,
Attorney ID#0388991
120 N. Main Avenue, P.O. Box 87
Park Rapids, MN 56470
(218) 732-7236

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Northwoods Press
2/20,27;3/6,13,20,27c

STATE OF MINNESOTA COUNTY OF HUBBARD

DISTRICT COURT PROBATE DIVISION NINTH JUDICIAL DISTRICT
Court File No. 29-PR-19-174

In Re: Estate of **Lowette Darlene Schoettmer, also known as Lowette D. Schoettmer and Lowette Schoettmer, Decedent**

NOTICE AND ORDER OF HEARING ON PETITION FOR FORMAL ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRSHIP, APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS

It is Ordered and Notice is given that on April 23, 2019, at 1:00 p.m., a hearing will be held in this Court at 301 Court Avenue, Park Rapids, Minnesota, for the adjudication of intestacy and determination of heirship of the Decedent, and for the appointment of Lisa Noye, whose address is 805 8th St., Reedsburg, WI, 53959 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.

Dated: March 4, 2019

BY THE COURT
Paul Rasmussen,
Judge of District Court
Camille Bessler,
Court Administrator
By: Kari Witenberg

Attorney for Petitioner
P. David Melchert
Melchert Hubert Sjodin, PLLP
121 West Main Street, Suite 200
Waconia, MN 55387
Attorney ID# 0249877
Telephone: (952) 442-7700
FAX: (952) 442-7720
Email: pdmelchert@mhslaw.com
Northwoods Press
3/13,20c

STATE OF MINNESOTA COUNTY OF HUBBARD

DISTRICT COURT NINTH JUDICIAL DISTRICT PROBATE DIVISION

Court File No. 29-PR-19-244

In Re: Estate of **John Francis Fairchild, AKA Jack Francis Fairchild, Decedent**

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

It is Ordered and Notice is

given that on April 19, 2019, at 9:00 a.m., a hearing will be held in this Court at Park Rapids, Minnesota, on a petition for the adjudication of intestacy and determination of decedent's heirs, and for the appointment of Susan E. Flister. whose address is 22206 SW Bushong Terrace, Sherwood, Oregon, 97140 and Molly L. Fairchild, whose address is 99 Hatch Avenue, St. Paul, Minnesota, 55117, as co-personal representatives of the decedent's estate in an unsupervised administration.

Any objections to the petition must be raised at the hearing or filed with the Court prior to the

hearing. If the petition is proper and no objections are filed or raised, the personal representative will be appointed with the full power to administer the decedent's 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 decedent's estate.

Notice is further given that, subject to Minn. Stat. § 524.3-801, all creditors having claims against the decedent's estate are required to present the claims to the personal representative or to the Court within four (4) months

after the date of this notice or the claims will be barred.

Dated: March 5, 2019
BY THE COURT
Robert D. Tiffany,
Judge of District Court
Camille Bessler,
Court Administrator
By: Tamara Warmbold

VALEN LAW OFFICE
John E. Valen
MN# 111995
P. O. Box 1105
Telephone: 218-547-2600
Facsimile: 218-547-2641
e-mail: valenlaw@arvig.net

Northwoods Press
3-13,20c

STATE OF MINNESOTA COUNTY OF HUBBARD

DISTRICT COURT NINTH JUDICIAL DISTRICT PROBATE DIVISION

Court File No. 29-PR-19-171

In Re: Estate of **Estate of Ann M. Krieger, Decedent**

NOTICE OF INFORMAL PROBATE OF WILL AND INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS

Notice is given that an Application for Informal Probate of Will and Informal Appointment of Personal Representative was

filed with the Registrar, along with a Will dated February 6, 2001. The Registrar accepted the application and appointed Maryellen Ruffenach, whose address is 29739 County 16, Laporte, Minnesota 56461, to serve as the personal representative of the decedent's estate.

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. Any objection to the appointment of the personal representative must be filed with the Court, and any properly filed objection will be heard by the Court after notice is provided to

interested persons of the date of hearing on the objection.

Unless objections are filed, and unless the Court orders otherwise, the personal representative has the full power to administer the estate, including, after thirty (30) days from the issuance of letters testamentary, the power to sell, encumber, lease, or distribute any interest in real estate owned by the decedent.

Notice is further given that, subject to Minn. Stat. § 524.3-801, all creditors having claims against the decedent's estate are required to present the claims to the personal representative or to the Court within four (4) months

after the date of this notice or the claims will be barred.

Dated: March 6, 2019
Carissa Scholz,
Registrar
Camille Bessler,
Court Administrator
Amber M. Hildebrandt
(MN# 0391175)
Brouse, Woodke & Hildebrandt, P.L.L.P
312 America Avenue Northwest
P. O. Box 1273
Bemidji, MN 56619-1273
Telephone: (218) 435-1661
Facsimile: (281) 435-1691
ATTORNEY FOR PERSONAL REPRESENTATIVE

Northwoods Press
3/13,20c

Minnesota Secretary of State AMENDMENT TO ASSUMED NAME Minnesota Statutes Chapter 333

The filing of an assumed name does not provide a user with exclusive rights to that name. The filing is required for consumer protection in order to enable consumers to be able to identify the true owner of a business.

ASSUMED NAME: Molly Poppin's Gourmet Snacks.

PRINCIPAL PLACE OF BUSINESS: 201 Main Avenue South, Park Rapids, MN 56470.

MAILING ADDRESS: 2340 Albert Avenue South, Park Rapids, MN 56470

PRIOR NAMEHOLDER(S) AND ADDRESS: Do the Evolution, LLC, 220 Main Avenue South, Park Rapids, MN 56470.
This certificate is an amendment of Certificate of Assumed Name File Number: 7603437000020, originally filed on 5/10/2014.

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.

SIGNED BY: Sara Swanson, Authorized Agent/Attorney

EMAIL FOR OFFICIAL NOTICES: molly_luther@yahoo.com

Date: July 2, 2018

Northwoods Press
3-6,13c

In History ...

March 15, 44 B.C. - Julius Caesar was assassinated in the Senate chamber in Rome by Brutus and fellow conspirators. After first trying to defend himself against the murderous onslaught, Caesar saw Brutus with a knife and asked "Et tu, Brute?" (You too, Brutus?) Caesar then gave up the struggle and was stabbed to death.

March 16, 1968 - During the Vietnam War, the My Lai Massacre occurred as American soldiers of Charlie Company murdered 504 Vietnamese men, women, and children. Twenty-five U.S. Army officers were later charged with complicity in the massacre and subsequent cover-up, but only one was convicted, and later pardoned by President Richard Nixon.

PUZZLE SOLUTIONS

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MANZANAR	ENDS	
DADDY	OAT	
ICEAXE	HAM	TUP
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EVANS	DIP	DICTA
RETE	SALISH	ERR
TROTSKY	MORTAL	
SAY	COATI	
ZEUS	OAKRIDGE	
SOAKS	GIRT	ILIA
POSEY	ERAS	NERD
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AD DEADLINE

for the *Northwoods Press*
is Monday at 11 a.m.

ADVERTISING POLICY

Here at the *Northwoods Press*, our advertising 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 extended to non-profit organizations.

We want your news and your advertising. To make your venture more successful, you need to include advertising in your budget.

WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS

SOME OFFICIALS WANT TO MOVE NOTICES FROM NEWSPAPERS TO GOVERNMENT-RUN WEBSITES - WHERE THEY MAY NOT BE EASILY FOUND

2 OUT OF 3

US ADULTS READ A NEWSPAPER IN PRINT OR ONLINE DURING THE WEEK

WHY TRY TO FIX SOMETHING THAT ISN'T BROKEN ?

Newspaper