

Public Notices

SUMMARY OF PUBLICATION OF THE PROCEEDINGS OF WADENA COUNTY BOARD ADJOURNED MEETING MINUTES OF MARCH 19, 2019 PER MN STATUTE 372.12 "PUBLICATION OF PROCEEDINGS"

Board Meeting of March 19, 2019, Small Courtroom, Wadena County Courthouse, 415 South Jefferson Street, Wadena, Minnesota. Present: Commissioners Sheldon Monson, Bill Stearns, Chuck Horsager, Jon Kangas and Jim Hofer, Auditor/Treasurer Heather Olson, Sheriff Mike Carr, Chief Deputy Joe Schoon, Sergeant Bryan Savoia, Sergeant Amy Ament, Zoning Director Deana Malone, Human Service Director Tanya Leskey, Human Services employees: Amie Gendron, Mike Willie, Nyoka Koono, Josie Ponter, Kris Suhl, Kayla Ellenson, Karen Johnson, Cassandra Klimek, Pennie Rubbelke, Nicole Rubbelke, Jenna Nygaard, Katlynn Houde, Naomi Van Batavia, Nicolette McManigle, Beverly Sandford, Jordana Pearson, Cheri Dobbs, Wadena Police Chief Naomi Plautz, Wadena Police Officer Nick Grabe, Verndale Police Chief Cory Carr, Staples Police Chief Melissa Birkholtz, Katie Heppner, Peter Lindstrom, Melissa Birch, Renee Pearson, and Review Messenger reporter Matthew Johnson. Monson/Hofer to add to the consent agenda; approve postage to the meter and report on the law suit pending against Wadena County. Motion carried unanimously. Monson/Horsager to add to the postage machine \$5,000.00. Motion carried unanimously. Hofer/Monson to make the following corrections to these minutes; on page 1 under those present to Michael Johnson from Wadena Pioneer Journal, correct word on Update on Payroll overpayment to say "split" not "spill" position. On page 3, change Sourcewell representative to Commissioner Horsager not Hofer. Motion carried unanimously. Kangas/Horsager to approve the following consent agenda items: Approve Warrants from 2-22-19, 3-1-19, 3-1-19, 3-18-19, US Bank 3-11-19, 3-15-19 for a total of \$1,125,048.64. Approve Human Service Warrants for 2-22-19, 3-8-19, 3-15-19 for a total of \$201,035.36. Approve the Inter-local Cooperative Agreement for Region V Adult Foster Care licensing specialist services at a cost of \$12,900. Approve the Productive Alternatives Purchase of Service Agreement for 2019 at a cost of \$5,000.00. Approve the per diems for citizens appointed to the named citizen appointed board to \$60.00. Approve adding \$5,000.00 to the postage meter. Motion carried unanimously. Hofer/Monson to approve the change in grade for Tammy Lupkes to a non-union Grade 54, step 7 (\$26.78 per hour) position. She will move to Step 8 on her anniversary of June 5, 2019. Motion carried unanimously. Kangas/Hofer to approve the purchase of these cabinets and hangers for \$2,568.00. Motion carried unanimously. Hofer/Kangas to approve the purchase of 2 pallets of sand bags for the county. Motion carried unanimously. Hofer/Kangas to allocate \$5,000.00 from general fund reserve for emergency services needs of potential flooding. Motion carried unanimously. Horsager/Hofer to table this Paralegal position discussion to the April 9, 2019 meeting. Motion carried unanimously. Monson/Horsager to sign the Certificate of Support for Tri-County Hospital if it needs to be sent before the next meeting. Motion carried unanimously. Hofer/Horsager to pass the following resolution with the funds coming from 50% General Revenue and 50% Human Services up to \$1,112,360.00 to be paid before March 28, 2019: WADENA COUNTY RESOLUTION APPROVING PAYMENT OF ADDITIONAL CAPITAL TO SOUTH COUNTRY HEALTH ALLIANCE The following Resolution was offered by Commissioner Hofer and moved for adoption: WHEREAS, the Counties of Brown, Dodge, Goodhue, Kanabec, Morrison, Sibley, Steele, Todd, Wabasha, Wadena, and Waseca have formed a Joint Powers Board to implement and administer County-Based Purchasing for certain state and federal programs, which Joint Powers Board operates under the name "South Country Health Alliance" ("SCHA"); and WHEREAS, this County has entered into a Guarantee Agreement by which it obligated itself to make additional contributions in order to meet solvency requirements; and WHEREAS, the Amended Joint Powers Agreement obligates counties to make additional capital contributions if requested by the Joint Powers Board; and WHEREAS, the Joint Powers Board has decided to make an additional capital call at a meeting of the Board of Directors of SCHA on January 3, 2019, in an amount to be determined to enable SCHA to attain 200% of the risk-based capital (RBC) set forth on the RBC report for 2018; NOW, THEREFORE, BE IT RESOLVED, that this County hereby commits to make a further capital investment to SCHA as follows: The capital contribution shall be in assets which qualify as "admitted assets" as defined in 2018 Minnesota Statutes section 60A.02, subdivision 27. The total contributions from all Member Counties of SCHA shall not be less than those needed to give SCHA an RBC of 200%. This county's share of the total capital contributions required shall be determined by Article 10.3 of the Joint Powers Agreement of 2013. The amount required of this county shall not exceed the sum of \$1,377,484. The contribution shall be made not later than Friday, May 31, 2019. Seconded by Commissioner Horsager and the same being put to a vote was duly carried; This Resolution shall become effective immediately and without publication. Adopted by the following vote: Ayes 5 Nays - 0 Dated this 19th day of March, 2019. Monson/Kangas to adjourn the meeting at 12:13 pm. Motion carried unanimously. Bill Stearns, chairperson, Wadena County Board of Commissioners. Heather Olson, Wadena County Auditor/Treasurer.

Review Messenger
5-1c

NOTICE OF MORTGAGE FORECLOSURE SALE

DATE: April 17, 2019

INFORMATION REGARDING MORTGAGE TO BE FORECLOSED.

YOU ARE NOTIFIED that default has occurred in the conditions of the following described Mortgage:

1. Date of Mortgage: **December 24, 2015**
2. Mortgages: **Samuel J. Waln, a single person**
3. Mortgagees: **Mid-Central Federal Savings Bank**
4. Recording Information: Recorded on **December 31, 2015**, as Document Number **243163**, in the Office of the County Recorder of Wadena County, Minnesota.
5. Assignments of Mortgage, if any: **NONE**

INFORMATION REGARDING MORTGAGED PREMISES

6. Tax parcel identification number of the mortgaged premises: **22-470-071 0**
7. Legal description of the mortgaged premises: **Lots Four (4) and Five (5), Block Seven (7), Sleeper's Addition to the Village of Wadena, Minnesota.**
8. The physical street address, city, and zip code of the mortgaged premises: **413 2nd St. NW, Wadena, MN 56481**

OTHER FORECLOSURE DATA

9. The person holding the Mortgage: is not a transaction agent, as defined by Minn. Stat. 58.02, subd. 30. The name(s) of the residential mortgage servicer and the lender or broker, as defined in Minn. Stat. 58.02, is/are **Mid-Central Federal Savings Bank.**
10. If stated on the Mortgage, the name of the mortgage originator, as defined in Minn. Stat. 58.02, is **Mid-Central Federal Savings Bank.**

INFORMATION REGARDING FORECLOSURE

11. The requisites of Minn. Stat. 580.02 have been satisfied.
12. The original principal amount secured by the Mortgage was **\$34,000.00.**
13. At the date of this notice the amount due on the Mortgage, including taxes, if any, paid by

the holder of the Mortgage, is: **\$29,101.97.**

14. Pursuant to the power of sale in the Mortgage, the Mortgage will be foreclosed, and the mortgaged premises will be sold by the Sheriff of **Wadena County, Minnesota**, at public auction on **June 26, 2019**: at 10 a.m., at Todd County Law Enforcement Center, 115 Third Street S., Long Prairie, MN 56347.

15. The time allowed by law for redemption by Mortgagor or Mortgagor's personal representatives or assigns is **six (6) months** after the date of sale.

16. Minn. Stat. 580.04(b) provides, "If the real estate is an owner-occupied, single-family dwelling, the notice must also specify the date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under section 580.30 or the property redeemed under section 580.23." If this statute applies, the time to vacate the property is 11:59 p.m. on **December 26, 2019.**

"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."

Name of Mortgage or Mortgage Assignee: **Mid-Central Federal Savings Bank**
PO Box 277
Staples, MN 56479

Name and address of Attorney for Mortgagee and Mortgage Assignee:
Thomas H. Sellnow
Sellnow Law Office
229 Central Avenue
Long Prairie, MN 56347
320-732-1919 p
320-732-1922 f
File No. 18-3316

Review Messenger

5-1,8,15,22,29;6-5c

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 3, 2012

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$59,670.00

MORTGAGOR(S): Mark A. Fay, an unmarried man

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., a Delaware corporation as nominee for Top Flite Financial, Inc., a Michigan corporation

DATE AND PLACE OF FILING: Recorded on July 16, 2012 as Document Number 233397 in the Office of the County Recorder of Wadena County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: Wells Fargo Bank, N.A. by assignment recorded on December 6, 2017 as Document Number 248552 in the Office of the County Recorder of Wadena County, Minnesota.

LEGAL DESCRIPTION OF PROPERTY: Lot 5 and 6 in Merickel's Sunset Addition to Wadena, Minnesota, Wadena County, Minnesota.

STREET ADDRESS OF PROPERTY: 1030 FIR AVE NW, WADENA, MN 56482

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

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$57,364.61

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

NAME OF MORTGAGE ORIGINATOR: Top Flite Financial, Inc., a Michigan corporation

RESIDENTIAL SERVICER: Wells Fargo Bank, N.A.

TAX PARCEL IDENTIFICATION NUMBER: 22-660-0050

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: 100879100000739221

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: May 23, 2019 at 10:00 AM.

PLACE OF SALE: Wadena County Sheriff's Office, 415 Jefferson Street South, Wadena, Minnesota.

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 November 25, 2019.

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.

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

Dated: March 28, 2019

WELLS FARGO BANK, N.A. Mortgagee

TROTTS LAW, P.C.

By: /s/ N. Kibongni Fondungallah, Esq. Samuel R. Coleman, Esq. *Corbin C. Smith, Esq., Attorneys for Mortgagee

25 Dale Street North St. Paul, MN 55102 (651) 209-9760 (18-0500-FC02)

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Review Messenger
4-3,10,17,24;5-1,8c

NOTICE TO TAXPAYERS

The first half of Wadena County Real Estate Taxes, Payable 2019 are now due and must be paid on or before May 15, 2019. Mail early to avoid late postal cancellations. All mail postmarked the 16th of May or later will be charged a penalty. Please check your tax statements and enclose stubs with your payment.
Your Auditor/Treasurer is not responsible for parcels omitted.
Heather Olson
Wadena County Auditor/Treasurer

5-1,8c

Library book sale May 9 in Park Rapids

It's time for Spring cleaning! Friends of the Park Rapids Area Library will hold their Spring book sale on Thursday, May 9, from 8 a.m. until 6:30 p.m. in the handicapped-accessible library basement.

Most books for children and young adults are 10 cents, and newer adult fiction and non-fiction books are featured at outrageously cheap prices. As always, the sale includes gently-used hardcover and paperback books, sheet music, records, DVDs, audio books, magazines, puzzles, quilting patterns and more.

Contact Jo Ashmore at (218) 237-6971 or jbashmor@arvig.net for more information.

STATE OF MINNESOTA COUNTY OF WADENA

DISTRICT COURT PROBATE DIVISION SEVENTH JUDICIAL DISTRICT Court File No.: 80-PR-19-252

Estate of James Dennis Conklin, Decedent.

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

It is Ordered and Notice is given that on June 3, 2019, at 9 a.m., a hearing will be held in this Court at Wadena County Courthouse, 415 Jefferson Street South, Wadena, Minnesota, for the adjudication of intestacy and determination of heirship of the Decedent, and for the appointment of Julie A. Olson and Lindsay M. Olson whose address is 404 Boulder Street SW, Hutchinson, MN 55350, as personal representatives 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, pay all legal debts, claims, taxes and expenses, to sell real and personal property, and do all necessary acts for the 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 months after the date of this Notice or the claims will be barred.

Dated this 19 day of April, 2019

Doug Clark
Judge

Kathryn A. Ouren,
Court Administrator

Attorney for Personal Representative
Christopher A. Kleiman
KRAFT WALSER
LAW OFFICE, PLLP
107 North 9th Street
Olivia, MN 56277
Telephone No. 320-523-1322
Facsimile No. 320-523-1328
Attorney License No.: 0277411

Review Messenger
5-1,8c

CITY OF WOLF LAKE SPECIAL MEETING NOTICE

The City of Wolf Lake will hold a special meeting on **Thursday, May 2, 2019 at 7 p.m.**

The purpose of this meeting is to review applications, set up a hiring committee and set the interview date for the City Clerk position. 5-1c

NOTICE HYDRANT FLUSHING

The Menahga Water Department will be flushing hydrants starting Monday, April 29th through Friday, May 17th, 2019, from 8:00 a.m. to 4:00 p.m. each day. Residents may experience some discoloration of their water. The water is safe to drink and use in cooking.

If you have any questions, please contact the City Office at (218) 564-4557.
Ronald Yliniemi, Utilities Superintendent 4-24;5-1,8,15c

Request for Quotes

Blueberry Township is seeking quotes on the following services for the township:

Gravel - per yard price delivered (spread, not bladed).
Road maintenance - Winter and Summer - price per hour for brushing, blading of roads, backhoe work and snow plowing, (include all surcharges)
Blueberry Town Hall mowing, including walking trail - price per time.
Blueberry Town Hall Snow Plowing - price per time.

Submit your quotes in a sealed envelope with item you are quoting written on the outside of the envelope back.

Mail your quote to:
Blueberry Township, P. O. Box 348, Menahga, MN 56464.
Quotes must be received no later than May 7, 2019 at 5 p.m.
Quotes will be opened May 9 at the regular board meeting.

Jayne Pickar, Clerk Blueberry Township 4-24, 5-1c

NOTICE OF MORTGAGE FORECLOSURE SALE

DATE: **March 26, 2019**

YOU ARE NOTIFIED that default has occurred in the conditions of the following described Mortgage:

INFORMATION REGARDING MORTGAGE TO BE FORECLOSED

1. Date of Mortgage: **July 18, 2016**
2. Mortgages: **Duane C. Moench, and successors, as Trustees of the Duane C. Moench Revocable Intervivos Trust dated November 27, 2013**
3. Mortgagees: **Mid-Central Federal Savings Bank**
4. Recording Information: Recorded on **August 12, 2016**, as Document Number **244863** in the Office of the County Recorder of **Wadena County, Minnesota.**
5. Assignments of Mortgage, if any: **None**

INFORMATION REGARDING MORTGAGED PREMISES

6. Tax parcel identification number of the mortgaged premises: **14-028-3010**
7. Legal description of the mortgaged premises:
That part of the Southwest Quarter of Section 28, Township 134 North, Range 35 West, Wadena County, Minnesota, described as follows:
Commencing at the south quarter corner of said Section 28; thence North 88 degrees 54 minutes 36 seconds West, assumed bearing along the south line of said Section 28, a distance of 997.10 feet to the point of beginning of the land to be described; thence North 02 degrees 14 minutes 29 seconds West 592.91 feet; thence South 90 degrees 00 minutes 00 seconds West 125.00 feet; thence North 04 degrees 25 minutes 36 seconds West 310.75 feet; thence North 00 degrees 00 minutes 00 seconds West 285.81 feet; thence South 90 degrees 00 minutes 00 seconds East 289.46 feet; thence South 05 degrees 02 minutes 39 seconds East 347.61 feet; thence South 00 degrees 52 minutes 10 seconds West 216.54 feet; thence South 83 degrees 39 minutes 33 seconds West 131.24 feet to Point "A"; thence South 02 degrees 14 minutes 29 seconds East 612.00 feet to aforesaid south line of Section 28; thence North 88 Degrees 54 minutes 36 seconds West, assumed bearing along the South line of said Section 28, a distance of 38.06 feet to the point of beginning.

8. The physical street address, city, and zip code of the mortgaged premises: **12422 County Road 1, Wadena, Minnesota 56482**

OTHER FORECLOSURE DATA

Name of Mortgagee: **Mid-Central Federal Savings Bank**

Name and address of Attorney for Mortgagee:
Timothy J. Pederson
Pederson & Pederson, P.A.
24 Colfax Ave SW
PO Box 623
Wadena, MN 56482
(218) 631-1228
Attorney Lic: 13031X

Review Messenger
4-3,10,17,24;5-1,8c

Open house for future Highway 87 projects in Frazee scheduled for May 7



The Minnesota Department of Transportation (MnDOT) is hosting an open house on Tuesday, May 7 from 5 to 7 p.m., with a presentation at 5:30 p.m., to discuss two upcoming projects on Highway 87. The open house will be held at the Frazee Event Center, 114 N. Lake St.

The rural Highway 87 tree-clearing project is scheduled for the winter 2020/2021 season.

son. It will include removing all trees and vegetation that's 65 feet from both sides of the center of Highway 87 from Frazee to Menahga.

In the summer of 2021, MnDOT will resurface Highway 87 from North River Drive in Frazee to the east Becker County line. Full span bridges will replace box culverts over the Otter Tail River and Toad River.

The urban Highway 87 project is scheduled for the 2022 construction season. It includes roadway resurfacing, ADA improvements, shared-use path construction and city utility replacements from south of the Highway

10 interchange to North River Drive in Frazee.

Residents and business owners are encouraged to attend to learn more about the project. Representatives from the project team will be available to discuss details and answer questions.

To request an ASL or foreign language interpreter, or other reasonable accommodation, contact Janet Miller at (651) 366-4720 or 1-800-657-3774 (Greater Minnesota), 711 or 1-800-627-3529 (Minnesota Relay). You also may send an email to ADArequest.dot@state.mn.us. Please request at least one week in advance, if possible.