

Public Notices

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. Mortgagors: **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

TROTT 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 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. Mortgagors: **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

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 INSTACY, 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

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 **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 **\$90,425.00.**

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: **\$83,803.20.**

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 **May 16, 2019 at 10:00 a.m., at the front door of the Law Enforcement Center, 415 S. Jefferson, Wadena, Minnesota.**

15. The time allowed by law for redemption by Mortgagor or Mortgagor's personal representatives or assigns is **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 **November 16, 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 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

Don't Drink & Drive!

Community Education

Sebek

All classes are now PRE-REGISTER... Please contact Raina if you want to attend a class. If you are interested in teaching a class or have a suggestion for a class for future brochures please contact Raina Connor at rconnor@sebek.k12.mn.us or (218) 837-6574.

AARP Smart Driver Classes

AARP has developed a Driver Safety course to help keep driving skills sharp for the Over 50 Groups. There is an eight hour course for those who have never taken the Over 50 session. Taking the course allows insurance companies to give a 10% discount on annual auto policy premiums. The insurance companies do ask that after taking the eight hour session a refresher of four hours be taken every three years.

Classes are at the Sebek United Methodist Church. Classes begin at 8 a.m. and coffee and snacks are provided. For more information or to sign up for a class contact Kay Oehlenschlaeger at 472-3288. Classes will be cancelled if there are not at least four students signed up. Class is also available online at AARP.org Current classes scheduled are: **MAY 18 Philadelphia, Cape May & Atlantic City**

Experience an eclectic mix of exciting Atlantic City, picturesque Cape May, and historic Philadelphia in one bus tour! Our Atlantic City, Cape May, and Philadelphia bus tour starts off with the buzz of Atlantic City as you arrive at a Casino Hotel. Then, experience the rich history of Philadelphia with a guided tour of Independence Hall, Betsy Ross' House, The Mint, The Federal Reserve and more. After the tour you will have free time to explore the historic district and visit the Liberty Bell. Next, enjoy beautiful Cape May as you take

RAINA CONNOR

a tour of Victorian Homes and the oceanside region of Cape May Point, including the famous Cape May Light-house. Finally, you will get a free day in Atlantic City to do what you wish! This bus trip to Philadelphia, Atlantic City, and Cape May gives your group a taste of the best these three locations have to offer! Bonus stop! Visit Hershey's Chocolate World in Hershey, PA on the way home! This is a 9 day, 8 nights trip through Diamond Tours.

Pre-Register: July 1 (online at parkrapidscomed.com); Dates: October 12-October 20; Cost: Single Occupancy - \$1358, Double - \$959, Triple - \$939

Swimming Lessons at the Sebek Pool

Swimming Lessons will be available at the Sebek Pool this year, if they are able to find a 2nd instructor. Contact Deb at the Sebek City Office for more information at (218) 837-5773 or watch our facebook page. We will post as soon as the information is decided.

Summer Theatre

Our very own Sheree Polman will once again be putting on a summer theatre for youth going into grades 4th-8th. It is quite an experience for kids to be able to practice, participate and act together in an organized theatre group! Students must be able to attend each rehearsal due to the limited time before production. Please check your schedules for conflicts BEFORE pre-registering. Due to construction, this year the play will be practiced and held at the Sebek Event Center.

Pre-Register: May 10; Dates: May 20-24; Time: Monday - Thursday from 9-11 a.m., Friday at 5 p.m. with play presented at 6; Location: Sebek Event Center Cost: \$5

Summer Rec

Summer Rec activities will run for about a 7 week time frame and begin Monday, May 28 through Thursday, July 11. Any weather related information, for practices or games, can be found by calling 837-5101 Extension 181. Any questions about programs can be directed to Jon Lillquist, Summer Rec Director at jonlillquist@sebek.k12.mn.us or 837-5101 Extension 213. Other staff will include youth helpers, Noah Stevens, Kenzi Nelson, Jolee Lillquist and Kaitlyn Eckman.

Babe Ruth Baseball

Babe Ruth allows boys ages 13-15 to continue their skill development in baseball while teaching them more of the strategy of baseball. The Babe Ruth team will continue to play against neighboring towns and end the season with playoff games that could lead to region and state playoffs. A schedule of games will be handed out at the first practices. Games are generally played on Tuesday and Thursday evenings. Younger players may be asked to "play up" if there is not enough players at the older level.

When: Mondays and Wednesdays; Time: 10:15-11:45 a.m.; Location: Sebek School Baseball Fields; Cost: \$25 per person

Pencil Drawing

Beautiful art can be made with just paper and pencils. Check out this new art class we are offering that will have you drawing pictures with pencils and colored pencils. All materials will be provided, along with a cookie snack. This class is for kids in K-6 grade.

Pre-Register: May 10; Date: August 14; Time: 9:30-

11:30 a.m.; Location: Sebek School Art Room; Cost: \$10; Minimum: 10 students

String Art

Join Mrs. Crabb as she helps you create a fun project using nails and string! Pick your own design from a variety of templates (hearts, flowers, footballs and more). This class will be for students going into grades 5-8 and is scheduled for two dates (if needed). Please think about fall sports scheduling when you are registering for this class as football, cross country and volleyball practices may have started at this time for junior high students.

Pre-Register: May 10; Date: August 21 (and August 28 if needed); Time: 2:30-4:30 p.m.; Cost: \$15; Location: Sebek School Art Room; Minimum: 5; Maximum: 12

Kids Running Club

Students going into grades 4-8 are invited to join UNC Warrior Cross Country Coach Nicole Oyster, along with cross country members to our summer running club. We will work with students to help them become better runners and have fun while running. Free running club t-shirt is included with registration! Please email rconnor@g.sebek.k12.mn.us with shirt size information or include size in the comment section if registering online. This club will focus on fun activities that include running, both long and short distances and will meet once a week for an hour. Last day will be a color run event to finish off the class!

Pre-Register: May 10; Dates: Wednesdays from May 29- June 26; Time: 9-10 a.m.; Location: Sebek Track; Cost: \$10; Minimum: 10 runners.



DEADLINE
for the
Review
Messenger
is Monday at
5:00 p.m.

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