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Arleen A. Paulson, GRI
Broker-Manager

Wadena Property . . .
Listings needed!

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Wolff & Simon
Real Estate

1217 1st Street E., Park Rapids
(Hwy. 34 East, just before L&M Fleet Supply)

ERIC WOLFF 218-820-5374 REALTOR/OWNER
T.J. SIMON 218-366-1455 REALTOR/OWNER

PAITI SELBYCHKA 218-252-3434 REALTOR/OWN
JOE ERICKSON 218-255-4542 REALTOR
STIEVE HANSON 218-252-8012 REALTOR
STEVE KOPKE 218-255-5887 REALTOR
MIKAN HALK 218-252-8209 REALTOR
SARA HALK 218-252-8210 REALTOR

218-237-7770 • www.WolffSimonRealEstate.com

FOR SALE: Small two bedroom home w/larger lot, \$30,000. Home is as is condition. Call 218-252-3843 and leave message for details. 5/15-7/3pd

COLDWELL BANKER
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Mary Beth Anderson, Assoc. 218-252-1560
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Rhonda Gartner, Assoc. 218-252-3098
Marvel Haynes, Assoc. 218-252-1940
Kelli Johnson, Assoc. 218-255-3114
Bob Mack, Assoc. 218-255-0923

Ben Marotte, Assoc. 218-255-1889
Thom Peterson, Assoc. 888-450-2275
James Preiner, Assoc. 218-252-1195
Cindy Wentz, Assoc. 218-779-4010

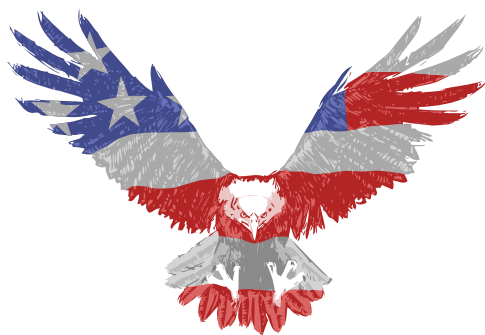
Diane Dennis, Managing Broker
Katie Larson, Office Manager
Corey & Laura Bergstrom, Owners

101 Main Ave S., Park Rapids, MN 56470
218-732-3381 or 1-800-248-4032

PUBLISHER'S NOTICE

All real estate advertised herein is subject to the Federal Fair Housing Act, amended on March 12, 1989, which makes it illegal to advertise any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, or intention to make any such preferences, limitations or discrimination.

In the State of Minnesota, discrimination based on creed, marital status, and status with regard to public assistance is illegal. We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.



Auction Calendar

Saturday, May 25: 10 a.m.

Large Spring Consignment. Park Rapids Double J Grounds, Hwy #34 East 1 mile. Sporting, Boats, Tractors, Skidsteers, Machinery, Trucks, Trailers, Autos, RV's, Lawn, more. We're still accepting large items! Call or email. Sold@JokelaAuction.com! Jokela Auctions, Park Rapids, 218-538-6508, 218-280-9796 www.JokelaAuction.com Like us on Facebook! 5-1,8,15,22c

Saturday, June 1: 12 p.m.

Tex Petersen. Park Rapids Double J Grounds, under the Pavilion. Alumacraft "Competitor CS" boat package, Quality Firearms, Ammo, Mounts, Fish-house, Sports, Shop/Tools, more; Jokela Auctions, Park Rapids, 218-538-6508, 218-732-5587 www.JokelaAuction.com Like us on Facebook! 5-22,29c

Sunday, June 2: 12 p.m.

Bill & Olive Springborn. Bemidji, 17444 Gull Lake Loop Rd NE. 2011 Chevy Silverado 2500HD LTZ 4x4 truck, like new, 2014 Crossroads 30' 5th wheel travel trailer, MF 40 Industrial gas tractor w/loader, Guns, ATV, Ariens riding mower, Shop/tools, more; Jokela Auctions, Park Rapids, 218-538-6508, 218-280-9796 www.JokelaAuction.com Like us on Facebook! 5-22,29c

Saturday, June 8:

Pete Kueber. Boot Lake Dr., North of Park Rapids, MN. Tractors, Machinery, Building materials, Tools, much more. Jokela Auctions, Park Rapids, 218-538-6508, 218-732-5587, 218-280-9796 www.JokelaAuction.com Like us on Facebook! 5-22,29;6-5c

Friday, June 14: 2 p.m.

Detroit Lakes Real Estate and Personal Property auction. Location: 600 N St West, Detroit Lakes. Real Estate at 2 p.m.: 2 bedroom 1 bath home, Detached oversized garage, large lot. Personal Property at 3 p.m. Vehicles, truck, motor home, sporting, firearms, tools, lawn and garden, and more! For more information Contact Bachmann Auctioneers, LLC and Bachmann Carow Real Estate inc. 218-346-7325, or visit www.bachmannauctioneers.com lic03-23. 5-22,29;6-5c

Marriage Licenses

Duke Richard Harrison to Gina Patricia Holtgrave, both of Wadena, MN
Preston David Riewer of Wadena, MN to Allison Jo Doll of Perham, MN
Aaron Jay Jackson to Alyssa Jane Christensen, both of Wadena, MN.

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

AGENT'S MORTGAGE IDENTIFICATION NUMBER: 10087910000739221 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: 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.

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN, that the mortgage foreclosure sale referred to in the foregoing Notice of Mortgage Foreclosure Sale has been postponed to:

DATE AND TIME OF SALE: July 11, 2019 at 10:00 AM

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

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 January 13, 2020.

Dated: May 20, 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.

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

Review Messenger 5-22c

Public Notices

HUNTERSVILLE TOWNSHIP NOTICE OF ROAD VACATION AND TURN BACK

The Huntersville Town Board will conduct a public hearing on Tuesday, June 18, 2019, at 7:00 pm at the Huntersville Town Hall, 23063 Old Bridge Road, to consider disclaiming and extinguishing the town's interest in the following described road: The existing road, 259th Avenue beginning at the common north corner of Sections 34 and 35, T-138N, R-33W, at the south ROW line of Wadena County Road 154 (350th Street) and extending south along the common line of Sections 34 and 35 for 2640 feet, more or less.

Interested persons may attend and be heard regarding this matter.
Judy Salonek, Township Clerk

5-15,22c

PUBLIC HEARING NOTICE MENA HGA PLANNING COMMISSION

The Menahga City Planning Commission will hold a public hearing on Thursday, June 6, 2019 at 5:00 p.m. in the Menahga City Council Chambers, Menahga City Hall, 115 2nd St. NE, Menahga, MN.

The purpose of the public hearing is to review and make recommendation to the City Council concerning the variance applications submitted by Jim and Christina Day (owners of Kahvila), Brad and Marlene Snyder (owners of Shell Sport & Bate) and First English Lutheran Church, located in Blk. 6 of the Original Townsite of Menahga. See attached property location map.

The properties are in the Central Business District (CB) and Shoreland District (SD). The application requests a variance from the SD language limiting the impervious surface coverage to 30 percent.
Char West
City Administrator/Clerk/Treasurer

5-22c

HOMESTEAD NOTICE MOBILE HOME OWNERS

If you own and occupy your mobile home, you could qualify for homestead. You must file an application form with the County Assessor's Office in the Wadena County Courthouse. Any one who qualifies is urged to fill out a homestead application by **May 29, 2019** as this is the deadline to receive homestead. Applications may be obtained in the Assessor's Office.

Lee Brekke, SAMA
Wadena County Assessor

5-15,22c

NOTICE OF INTENT TO ISSUE FACILITIES MAINTENANCE BONDS TO FINANCE PROJECTS INCLUDED IN THE DISTRICT'S TEN-YEAR FACILITY PLAN

Independent School District No. 820 (Sebeka Public Schools) State Of Minnesota

NOTICE IS HEREBY GIVEN that the School Board of Independent School District No. 820, State of Minnesota (the "District"), adopted a resolution (the "Resolution") on May 13, 2019, stating the intention of the School Board to issue general obligation facilities maintenance bonds (the "Bonds") in the total principal amount of not to exceed \$820,000 pursuant to Minnesota Statutes, Section 123B.595 and Chapter 475, as amended. The proceeds of the Bonds will be used to fund the costs of the following projects as included in the District's approved ten-year facility plan and related financing costs:

- HV AC/indoor air quality improvements at the Sebeka School

The total amount of District indebtedness as of June 1, 2019, will be \$11,985,000. If these proposed Bonds were issued after that date, the total indebtedness of the District at that time would be \$12,805,000.

Dated: May 13, 2019.

BY THE ORDER OF THE SCHOOL BOARD
/s/ JoAnn Olson
School District Clerk
Independent School District No. 820
(Sebeka Public Schools)
State of Minnesota

Review Messenger 5-22c

Property Transfers

Citizens National Bank of Park Rapids, hereby conveys to Mohawk Land LLC, Lots 11 and 12 of Block 2 of Southgate First Addition.

Marcia J. Green, single person, hereby conveys to Tyler S. Sonenstahl, S1/2 S1/2 SE1/4 SE1/4 of Section 16, Township 137, Range 33.

THEODORE Ray Nelson and Sarah Jane Nelson, Trustees under the Theodore Ray and Sarah Jane Nelson Family Revocable Living Trust, hereby conveys to Morris Benson and Cindy Benson, as joint tenants, Part of the SW1/4 SE1/4 of Section 7, Township 134, Range 35, described as: commencing at the SW corner of said SW1/4 SE1/4; thence E 696' to the W line of the Co Rd, thence N along the W line of said Co Rd, 489.71' to the point of beginning; thence W parallel with the S line of said SW1/4 SE1/4 a distance of 105.60' thence N at right angles a distance of 108.50'; thence E parallel with the S line of said SW1/4 SE1/4 a distance of 120' to the W line of said Co Rd; thence SWtly along the W line of said Co Rd a distance of 109.43' to point of

beginning; AND Part of the SW1/4 SE1/4 of Section 7, Township 134, Range 35, described as: commencing at the SW corner, thence E 696' to the W line of Co Rd, thence N along W line of said Co Rd. 469.69' to a point of beginning; thence Ntly along W li 20.22' to the SE corner of the tract heretofore conveyed to grantee, thence W parallel with the S line of said SW1/4 SE1/4 105.6' to the SW corner of said tract, thence S at right angles 20'; thence E parallel with the S line of said SW1/4 SE1/4 103' to the point of beginning.

Dale C. Hillig, a single person, hereby conveys to TG Enterprises, LLC, Lots 54 and 55 in Auditors Plat in Nimrod Townsite.

Carol L. Ford, single person, hereby conveys to Jessica Semler, Lot 8 of Block 1 in Park Estates.

Linda L. Horsager, Trustee of the Linda Lee Horsager Revocable Trust, hereby conveys to Paul A. Hunke and Shelby A. Hunke, Trustees or successors in Trust, under the Hunke Family Revocable Living Trust, SW1/4 SW1/4 of Section 9, Township 135, Range 34.

MEMORIAL DAY

Wadena County Sheriff's List of "Most Wanted"

Anyone who knows the location of any person(s) pictured or listed in this column is asked to please contact your local law enforcement agency or the Wadena County Sheriff's Department at (218) 631-7600. Callers identity will be kept confidential. For your own safety do not try to apprehend them. Please call law enforcement immediately.

Kyle Michael Barta,

Age 32
424 S 11th Ave.
Fargo, ND
Warrant:
Theft - issue worthless check

Jacqueline Nicole Black,

Age 32
205 NW Brown St.
Verndale, MN
Warrant:
Theft - issue worthless check

Shawnee Nichole Basswood,

Age 32
1158 Minnesota Ave.
Detroit Lakes, MN
Warrant: Traffic

Zachary Arthur Billman,

Age 29
222 SW Colfax Ave.
Wadena, MN
Warrant:
Disorderly conduct;
assault,
domestic assault (felony)

Jared Olaf Boc,

Age 40
116 N 2nd St.
Deer Creek, MN
Warrant:
Traffic

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