

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: October 21, 2013

MORTGAGOR: Stacey M. Schneider, a single person

MORTGAGEE: Greater Minnesota Housing Fund, a Minnesota nonprofit corporation

DATE AND PLACE OF RECORDING: recorded on October 25, 2013, as Document No. A000368903, in the Office of the County Recorder in and for Hubbard County, Minnesota.

TRANSACTION AGENT: None

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: None

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Greater Minnesota Housing Fund

RESIDENTIAL MORTGAGE SERVICER: N/A

MORTGAGED PROPERTY ADDRESSES: 480 Pleasant Avenue SE, Akeley, Minnesota 56433

TAX PARCEL I.D. NO. 29.37.28100

LEGAL DESCRIPTION OF

PROPERTY: Lot Seven (7), Block Thirty-Seven (37), Original Townsite of Akeley, subject to mineral reservations of record and restrictions of record, if any, Hubbard County, Minnesota.

COUNTY IN WHICH PROPERTY IS LOCATED: Hubbard

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$11,653.85

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$12,428.85

INTEREST RATE AND PER DIEM: Current interest rate is 0.00%, with a per diem of \$0.00.

That prior to commencement of this mortgage foreclosure proceeding Mortgagee complied with all notice requirements by statute; That no action or proceeding has been instituted at law or otherwise 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: July 24, 2019, at 10:00 a.m.

PLACE OF SALE: Hubbard County Sheriff's Office, 301 Court Avenue, Park Rapids, Minnesota 56470, to pay the debt then secured by said Mortgage, taxes, if any, on said premises, and the costs and disbursements, including attorneys' fees allowed by law subject to redemption within six (6) months from the date of said sale by the mortgagor, their per-

sonal representatives or assigns.

DATE AND TIME MORTGAGOR MUST VACATE THE PREMISES: 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 January 24, 2020, at 11:59 p.m.

"THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE (5) 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: May 31, 2019

MESSERLI & KRAMER P.A.
By: /s/ Michelle R. Jester
Michelle R. Jester (Lic. #247479)
1400 Fifth Street Towers
100 South Fifth Street
Minneapolis, MN 55402-1217
(612) 672-3600
Attorney in Fact for
Greater Minnesota Housing Fund
19003-251

IMPORTANT NOTICE

This communication is from a debt collector and is an attempt to collect a debt. Any information obtained will be used for that purpose.

Northwoods Press
6-5,12,19,26,7-3,10c

NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE: May 24, 2006

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$42,000.00

MORTGAGOR: Jeffrey P. Waller, a single person

MORTGAGEE: RiverWood Bank, f/k/a First Federal Bank, organized and existing under the laws of the U.S.A.

DATE AND PLACE OF REGISTERING: June 1, 2006, in the office of the Hubbard County recorder, by document no. A000317099

LEGAL DESCRIPTION OF PROPERTY: Lots Seven(7), Eight (8), Nine(9), Eleven(11), and Twelve (12), Block Three (3), First Addition to Laporte

COUNTY IN WHICH PROPERTY IS LOCATED: Hubbard County

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$13,488.60, plus delinquent taxes including penalty and interest to the end of June, 2019, of \$9,259.11.

FORECLOSURE DATA (Minn. Stat. §580.025)

MORTGAGED PROPERTY STREET ADDRESS: 165 First Avenue SW Laporte, MN 56461

MORTGAGE PROPERTY TAX PARCEL IDENTIFICATION NO.: 30.37.42600, 30.37.42500, 30.37.42700, 30.37.42900, and

30.37.43000

TRANSACTION AGENT: N/A

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NO.: N/A

NAME OF RESIDENTIAL MORTGAGE SERVICER: RiverWood Bank f/k/a First Federal Bank

NAME OF LENDER OR BROKER: RiverWood Bank f/k/a First Federal Bank

MORTGAGE ORIGINATOR (IF ANY): RiverWood Bank f/k/a First Federal Bank

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 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: August 13, 2019, at 10:00 a.m.

PLACE OF SALE: Hubbard County Sheriffs Office
Law Enforcement Center
301 Court Avenue
Park Rapids, MN 56470

to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorney's fees allowed by law, subject to redemption within twelve (12) months from the date of said sale by the mortgagor, his personal representatives or assigns.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied single-family

dwelling, unless otherwise provided by law, 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 is not redeemed under section 580.23 is 11:59 p.m. on August 13, 2020, or the next business day if August 13, 2020, falls on a Saturday, Sunday, or legal holiday.

Mortgagor released from financial obligation on mortgage: NONE.

Dated: June 1, 2019

RiverWood Bank,
f/k/a First Federal Bank
Mortgagee

Drahos Kieson & Christopher, P.A.
Attorneys for Mortgagee
Adam G. Christopher, #0350163
502 - 24th Street NW
Bemidji, MN 56601
(218) 444-1750

"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."

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

Northwoods Press
6-19,26;7-3,10,17,24c

STATE OF MINNESOTA COUNTY OF HUBBARD

DISTRICT COURT NINTH JUDICIAL DISTRICT PROBATE DIVISION

Court File No. 29-PR-19-693

In Re: Estate of George Theodore Kinker, 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 August 2, 2019, at 9:00 o'clock a.m., a hearing will be held in this Court at 301 Court Avenue, Park Rapids, Minnesota, on a petition for the formal pro-

bate of an instrument purporting to be the Decedent's Will dated September 27, 1984, and for the appointment of Mary Ann Papenbrock, whose address is 2900 Coker Drive, Kettering, Ohio 45440 as personal representative 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; pay all legal debts, claims, taxes, and expenses; sell real and personal property; and 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: June 20, 2019

BY THE COURT Robert D. Tiffany, Judge of District Court Camille Bessler, Court Administrator By: Tamara Warmbold, Deputy

THOMASON, SWANSON & ZAHN, PLLC

By: Sara A. Swanson,
Attorney ID#0388991
120 N. Main Avenue, PO Box 87
Park Rapids, MN 56470
Phone: (218) 732-7236
Fax: (218) 732-5664
Email: saraswanson@tszlaw.com
ATTORNEY FOR PETITIONER

Northwoods Press
6-26;7-3c

STORAGE UNIT SALE

The following property will be sold or otherwise disposed of at a private sale open to the public to be held at DORSET STORAGE CENTER at 9:00 AM on Friday, July 12th, 2019. Cash only bids will be taken on whole units at 9:00 AM unless the account is paid in full prior. We reserve the right to refuse bids. Units contain household belongings. These units carry a minimum bid.

Dated June 17th, 2019
DORSET STORAGE CENTER,
20582 Cty. 7
Park Rapids MN 56470,
218-732-5108.

Unit 1151 Charley Henry
Unit 28D Melissa Saunders

Northwoods Press
6-19,26c

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: August 8, 2013

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$105,000.00

MORTGAGOR(S): Jill Noel McClary 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 MORTGAGE: Assigned to: Specialized Loan Servicing LLC by assignment recorded on March 22, 2018 as Document Number A000395992 in the Office of the County Recorder of Hubbard County, Minnesota; thereafter assigned to U.S. Bank Trust, N.A., as Trustee for LSF10 Master Participation Trust by assignment recorded on April 23, 2019 as Document Number A000402393 in the Office of the County Recorder of Hubbard County, Minnesota.

LEGAL DESCRIPTION OF PROPERTY: Lot Five (5), Block Two (2), Poor Richard's First Addition, Hubbard County, Minnesota.

STREET ADDRESS OF PROP-

ERTY: 19981 WINDSURF 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: \$127,834.38

TRANSACTION AGENT: None

NAME OF MORTGAGE ORIGINATOR: Wells Fargo Bank, N.A.

RESIDENTIAL SERVICER: Caliber Home Loans, Inc.

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: August 6, 2019 at 10:00 AM.

PLACE OF SALE: Hubbard County Sheriff's Office, Law Enforcement Center Lobby, 301 Court Avenue, Park Rapids, 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 February 6, 2020.

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: June 12, 2019

U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF10 MASTER PARTICIPATION TRUST Mortgagee

TROTT LAW, P.C.

By: /s/ *N. Kibongni

Fondungallah, Esq.*

Samuel R. Coleman, Esq.

Attorneys for Mortgagee

25 Dale Street North

St. Paul, MN 55102

(651) 209-9760

(17-0512-FC04)

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Northwoods Press
6-19,26;7-3,10,17,24c

STATE OF MINNESOTA COUNTY OF HUBBARD

NINTH JUDICIAL DISTRICT DISTRICT COURT PROBATE DIVISION

Court File No. 29-PR-19-695

Estate of George Erland Vos, Decedent

NOTICE AND ORDER FOR HEARING ON PETITION FOR DESCENT OF PROPERTY

A Petition for Determination of Descent has been filed with this Court. The Petition represents that the Decedent died more than three years ago, leaving property in Minnesota and requests the probate of Decedent's last Will dated N/A . if any, and the descent of such property be determined and assigned by this Court to the persons entitled to the property.

Any objections to the Petition must be filed with the Court prior to or raised at the hearing. If proper, and no objections are filed or raised, the Petition may be granted.

IT IS ORDERED and Notice is further given, that the Petition will be heard on August 2, 2019 at 9:00 a.m., by this Court at Hubbard County Courthouse, 301 Court Ave., Park Rapids, Minnesota.

1. Notice shall be given to all interested persons (MINN. STAT. § 524.1-401) and persons who have filed a demand for notice pursuant to Minnesota Statutes section 524.3-204.

2. Notice shall be given by publishing this Notice and Order as provided by law and by: Mailing a copy of this Notice and Order at least 14 days prior to the hearing date

Dated: June 21, 2019

BY THE COURT Robert D. Tiffany, Judge of District Court Camille Bessler, Court Administrator By: Tammy Warmbold,

Minnesota Secretary of State CERTIFICATE OF 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: Bullwinkle's Bully's Bar & Grill.

PRINCIPAL PLACE OF BUSINESS: 201 Highway 34 Nevis MN 56467 United States.

NAMEHOLDER(S): BMS Holdings Co., 20315 County 50 Park Rapids MN 56470 United States.

By typing my name, 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: Robb Warne
MAILING ADDRESS: 201 Highway 34, Nevis, MN 56467.

EMAIL FOR OFFICIAL NOTICES: robb.warne@outlook.com

Date: June 11, 2019
Northwoods Press
6-19,26c

Deputy

Attorney for Petitioner
Name; William F. Huefner
Firm: Barna, Gugy & Steffen, Ltd.
Street: 200 Coon Rapids Blvd., Suite 400
City, State, ZIP:

Minneapolis, MN 55433
Attorney License No: 233855
Telephone; 763-780-8500
FAX: 763-780-1777
Email: whuefner@bgs.com

Northwoods Press
6-26;7-3c

Nevis Public School

EXHIBIT A

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

INDEPENDENT SCHOOL DISTRICT NO. 308 (NEVIS PUBLIC SCHOOL) STATE OF MINNESOTA

NOTICE IS HEREBY GIVEN that the School Board of Independent School District No. 308, State of Minnesota (the "District"), adopted a resolution (the "Resolution") on June 24, 2019, stating the intention of the School Board to issue General Obligation Facilities Maintenance and Tax Abatement Bonds (the "Bonds") in an aggregate principal amount of not to exceed \$380,000. The Bonds will consist of a Facilities Maintenance Portion and a Tax Abatement Portion. The total principal amount of the Facilities Maintenance Portion of the Bonds shall not exceed \$285,000 pursuant to Minnesota Statutes, Section 123B.595 and Chapter 475, as amended. The total principal amount of the Tax Abatement Portion of the Bonds shall not exceed \$95,000 and will provide funds to finance the construction of and improvements to District parking lots and related work and related financing costs. The proceeds of the Facilities Maintenance Portion of the Bonds will be used to fund the costs of the following projects at the District's facilities as included in the District's ten-year facility plan approved by the Commissioner of Education and related financing costs:

- window replacement and other deferred maintenance projects

The total amount of District indebtedness as of August 1, 2019, will be \$2,360,000. If the proposed Facilities Maintenance and Tax Abatement Bonds were issued after that date, the total indebtedness of the District at that time would be \$2,740,000.

Dated: June 24, 2019
BY ORDER OF THE SCHOOL BOARD
School District Clerk
Independent School District No. 308 (Nevis Public School)
State of Minnesota

Northwoods Press
6-26c

NOTICE OF WRITTEN COMMENT PERIOD HUBBARD COUNTY CABIN LEASE PROGRAM

Notice Is Hereby Given, that Hubbard County is considering changes to, and the eventual termination of, its Cabin Lease Program. The specific changes being considered are:

- The Cabin Lease Program will end on December 31, 2029;
- Current Lessees will be offered a final ten (10) year lease term, beginning January 1, 2020;
- Any lease cancelled or terminated prior to December 31, 2029 will not be re-issued;
- There will be no transfers of leases beyond Lessees listed on the final lease agreement;
- Name Changes of Primary Lessees among existing Lessees will not constitute a "transfer";
- Upon lease cancellation or termination, a Lessee will have nine (9) months to remove all personal property and restore the site to its natural condition;
- Any personal property remaining after nine months, or approved extension thereof, will become the property of Hubbard County and will be disposed of pursuant to Minn. Stat. §345.15, or Minn. Stat. §504B.271, with any expenses of removal and restoration billed to the Lessee;
- The County will include a reminder of these, and any other policy changes, with the annual rental payment notice;
- Lessees will be required to record the lease agreement with the Hubbard County Recorder's Office;
- The annual rental payment beginning January 1, 2020, will increase from \$300.00 to \$500.00.

The Hubbard County Board of Commissioners is offering a comment period until July 29, 2019 for residents and interested persons to provide written comments concerning the proposed changes. Written comments may be sent to: Hubbard County Natural Resource Management
101 Crocus Hill Street
Park Rapids, Minnesota, 56470

Written comments may also be emailed to Land Commissioner, Mark Lohmeier, at mlohmeier@co.hubbard.mn.us.

The Hubbard County Board of Commissioners will make a determination concerning the proposed changes to the Cabin Lease Program at its August 6, 2019 Regular Board Meeting.

Eric Nerness
Hubbard County Coordinator
Northwoods Press
6-26c

Notice of Hubbard County TIMBER AUCTION

Intermediate