

Legal Notices

NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE: April 22, 2015

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$147,283.00

MORTGAGOR(S): Todd C. Cadwell and Linette L. Cadwell, husband & wife

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

DATE AND PLACE OF RECORDING: Recorded: April 23, 2015 Hubbard County Recorder

Document Number: A000378056

LOAN MODIFICATION: Dated: August 30, 2017 Recorded: October 18, 2017 Document Number: A000393692

ASSIGNMENTS OF MORTGAGE: And assigned to: PennyMac Loan Services, LLC

Dated: July 05, 2019 Recorded: July 05, 2019 Hubbard County Recorder

Document Number: A000403647

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number: 1006118-0000049609-3

Lender or Broker: Nations Direct Mortgage, LLC
Residential Mortgage Servicer: PennyMac Loan Services, LLC
Mortgage Originator: Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Hubbard
Property Address: 13836 Briarwood Dr, Menahga, MN 56464-3547

Tax Parcel ID Number: 25.22.00300

LEGAL DESCRIPTION OF PROPERTY: A tract of land in the Northeast Quarter (NE1/4) of Section Twenty-two (22), Township One Hundred Thirty-nine (139), Range Thirty-five (35), bounded and described as follows, to-wit: Beginning at a point on the East line of said Section 22, Township 139, Range 35, which is 900 feet South of the Northeast corner of said Section; thence running due West to the East boundary line of the Great Northern Railroad right-of-way; thence running Northeasterly on and along the East boundary line of said Great Northern Railroad right-of-way to the point where the same intersects the East line of said Section 22, Township 139, Range 35; thence running South on and along the East line of said Section 22, Township 139, Range 35, to the point of beginning.

AND
A cartway, which shall run across the existing roadway described as follows: A 33.00 foot wide road easement over, under and across part of the Northeast

Quarter of the Northeast Quarter (NE1/4 of NE1/4) of Section Twenty-two (22), and the Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4) of Section Twenty-three (23), both in Township One Hundred Thirty-nine (139) North, Range Thirty-five (35) West. The centerline of said easement is described as follows: Commencing at a found cast iron monument which designates the Northwest corner of said Section 23; thence South 03 degrees 31 minutes 37 seconds East 325.92 feet on an assumed bearing along the West line of said Section 23 to an iron monument at the Northwest corner of the South Half of the North Half of the Northwest Quarter of the Northwest Quarter of said Section 23; thence South 89 degrees 58 minutes 19 seconds East 892.14 feet along the North line of said South Half of the North Half of the Northwest Quarter of the Northwest Quarter; thence South 62 degrees 49 minutes 52 seconds East 357.78 feet to the point of beginning of the centerline to be described; thence South 35 degrees 22 minutes 15 seconds West 209.00 feet; thence Westerly on a curve, concave to the North, having a central angle of 94 degrees 02 minutes 36 seconds and a radius of 45.00 feet, for a distance of 73.86 feet (chord bearing South 82 degrees 23 minutes 33 seconds West); thence North 50 degrees 35 minutes 09 seconds West 133.71 feet; thence Westerly on a curve, concave to the South, having a central angle of 61 de-

grees 01 minute 42 seconds and a radius of 100.00 feet, for a distance of 106.52 feet (chord bearing North 81 degrees 06 minutes 00 seconds West); thence South 68 degrees 23 minutes 09 seconds West 152.75 feet; thence Southwesterly on a curve, concave to the Southeast, having a central angle of 38 degrees 35 minutes 10 seconds and a radius of 150.00 feet, for a distance of 101.02 feet (chord bearing South 49 degrees 05 minutes 34 seconds West); thence South 29 degrees 47 minutes 59 seconds West 75.27 feet; thence South 72 degrees 11 minutes 46 seconds West 421.59 feet; thence South 86 degrees 55 minutes 27 seconds West 333.92 feet; thence North 73 degrees 50 minutes 08 seconds West 280 feet, more or less, to the centerline of Trunk Highway No. 71 and said easement centerline there terminates. At the Westerly end of the above described road easement the side lines of said road easement are prolonged or shortened to terminate on the centerline of said Trunk Highway No. 71. At the Easterly end of the above described road easement the Northerly side line of said road easement is to terminate at a point which is North 54 degrees 37 minutes 45 seconds West 16.50 feet from the point of beginning of the easement centerline and the Southerly side line of said road easement is to terminate at a point which is South 54 degrees 37 minutes 45 seconds East 16.50 feet from the point of the beginning of the easement

centerline.
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$146,954.34
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: October 03, 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 April 03, 2020, or the next business day if April 03, 2020 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 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.
DATED: August 06, 2019
ASSIGNEE OF MORTGAGE: PennyMac Loan Services, LLC
Wilford, Geske & Cook P.A.
Attorneys for Assignee of Mortgagee
7616 Currell Blvd; Ste 200
Woodbury, MN 55125-2296
(651) 209-3300
File Number: 042730F01
Northwoods Press
8-14,21,28;9-4,11,18c

STATE OF MINNESOTA COUNTY OF HUBBARD

these papers away. They are official papers that affect your rights. You must respond to this lawsuit even though it may not yet be filed with the Court and there may be no court file number on this Summons.

2. YOU MUST REPLY WITHIN 20 DAYS TO PROTECT YOUR RIGHTS. You must give or mail to the person who signed this summons a written response called an Answer within 20 days of the date on which you received this Summons. You must send a copy of your Answer to the person who signed this Summons located at:
Sara A. Swanson
Thomason, Swanson & Zahn, PLLC
120 N. Main Ave.
P.O. Box 87
Park Rapids, MN 56470

3. YOU MUST RESPOND TO EACH CLAIM. The Answer is your written response to the Plaintiffs Complaint. In your Answer you must state whether you agree or disagree with each paragraph of the Complaint. If you believe the Plaintiff should not be given everything asked for in the Complaint, you must say so in your Answer.
4. YOU WILL LOSE YOUR CASE IF YOU DO NOT SEND

A WRITTEN RESPONSE TO THE COMPLAINT TO THE PERSON WHO SIGNED THIS SUMMONS. If you do not answer within 20 days, you will lose this case. You will not get to tell your side of the story, and the Court may decide against you and award the Plaintiff everything asked for in the Complaint. If you do not want to contest the claims stated in the Complaint, you do not need to respond. A default judgment can then be entered against you for the relief requested in the Complaint.

5. LEGAL ASSISTANCE. You may wish to get legal help from a lawyer. If you do not have a lawyer, the Court Administrator may have information about places where you can get legal assistance. Even if you cannot get legal help, you must still provide a written Answer to protect your rights or you may lose the case.

6. ALTERNATIVE DISPUTE RESOLUTION. The parties may agree to or be ordered to participate in an alternative dispute resolution process under Rule 114 of the Minnesota General Rules of Practice. You must still send your written response to the Complaint even if you expect to use alternative means of resolving

this dispute.
7. THIS LAWSUIT MAY AFFECT OR BRING INTO QUESTION TITLE TO REAL PROPERTY located in Hubbard County, State of Minnesota, legally described as follows:
That part of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4), Section Twenty-nine (29), Township One Hundred Forty-one (141), Range Thirty-five (35) described as follows: beginning at a point on the East line of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) which point is 150 feet South of the Northeast corner of said Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4); thence continuing South on the East line 330 feet to a point; thence going in a westerly direction on a line parallel to the North line of said Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) to the shore line of Beden Lake; thence going in a Northerly direction along the shoreline of Beden Lake to a point 150 feet South of the North line of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4); thence going East to the point of beginning and there terminating. Together with a non-

exclusive roadway easement over the existing roadway as it extends south from this parcel; and subject to a non-exclusive roadway easement held by others over the existing roadway as it crosses the above described parcel.
AND
That part of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4), Section Twenty-nine (29), Township One Hundred Forty-one (141), Range Thirty-five (35) described as follows: Commencing at a point on the East line of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4); thence continuing south on the East line 330 degrees to a point which is the point of beginning of the parcel to be described; thence continuing Southerly along the same line to the Northeast corner of that parcel describe in Book of Deeds 158, Page 914; thence in a Westerly direction along the North line of said parcel to a point where said line intersects the shoreline of Beden Lake; thence in a Northerly direction along said shoreline

to a point 480 degrees South of the North line of said Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4); thence east to the point of beginning and there terminating. Together with a nonexclusive roadway easement over the existing roadway as it extends thru this parcel; and subject to a non-exclusive roadway easement held by others over the existing roadway as it crosses the above described tract.
AND, YOU ARE HEREBY NOTIFIED, that the object of said action, among other things, is to determine the title and adverse claims to the land hereinafter described, and that no personal claim is made against any of the Defendants hereto.

Dated: July 1, 2019
THOMASON, SWANSON & ZAHN, PLLC
Sara A. Swanson,
Attorney ID#0388991
120 N. Main Ave., P.O. Box 87
Park Rapids, MN 56470
Telephone: (218) 732-7236
Facsimile: (218) 732-5664
e-mail:
saraswanson@tszlaw.com
ATTORNEY FOR PLAINTIFF
Northwoods Press
8/21,28;9/4c

STATE OF MINNESOTA COUNTY OF HUBBARD

1. YOU ARE BEING SUED. The Plaintiff has started a lawsuit against you. The Plaintiff's Complaint against you is attached to this summons and is on file in the office of the court administrator of the above-named court. Do not throw these papers away. They are official papers that affect your rights. You must respond to this lawsuit even though it may not yet be filed with the Court and there may be no court file number on this summons.

2. YOU MUST REPLY WITHIN 20 DAYS TO PROTECT YOUR RIGHTS. You must give or mail to the person who signed this summons a written response called an Answer within 20 days of the date on which you received this Summons. You must send a copy of your Answer to the person who signed this summons located at: Gregory D. Larson, P.O. Box 591, Park Rapids, MN 56470.
3. YOU MUST RESPOND TO

EACH CLAIM. The Answer is your written response to the Plaintiff's Complaint. In your Answer you must state whether you agree or disagree with each paragraph of the Complaint. If you believe the Plaintiff should not be given everything asked for in the Complaint, you must say so in your Answer.
4. YOU WILL LOSE YOUR CASE IF YOU DO NOT SEND A WRITTEN RESPONSE TO THE COMPLAINT TO THE PERSON WHO SIGNED THIS SUMMONS. If you do not Answer within 20 days, you will lose this case. You will not get to tell your side of the story, and the Court may decide against you and award the Plaintiff everything asked for in the complaint. If you do not want to contest the claims stated in the complaint, you do not need to respond. A default judgment can then be entered against you for the relief requested in the complaint.

5. LEGAL ASSISTANCE. You may wish to get legal help from a lawyer. If you do not have a lawyer, the Court Administrator may have information about places where you can get legal assistance. Even if you cannot get legal help, you must still provide a written Answer to protect your rights or you may lose the case.

6. ALTERNATIVE DISPUTE RESOLUTION. The parties may agree to or be ordered to participate in an alternative dispute resolution process under Rule 114 of the Minnesota General Rules of Practice. You must still send your written response to the Complaint even if you expect to use alternative means of resolving this dispute.

Recorder's Office, described as follows: Commencing at the Northwest corner of said Lot 2, Block 1; thence on an assumed bearing of South 01 degrees 54 minutes 16 seconds East along the west line of said Lot 2, Block 1 a distance of 88.61 feet to the point of beginning of the tract to be described; thence continuing South 01 degrees 54 minutes 16 seconds East along said west line a distance of 16.00 feet; thence North 24 degrees 39 minutes 03 seconds East a distance of 8.94 feet; thence North 28 degrees 28 minutes 41 seconds West a distance of 8.94 feet to the point of beginning and there terminating.
The object of this action is to determine the title and adverse claims to the land above described and that no personal claim is made against any of the above Defendants and that such action affects the above described land situated in the County of Hubbard and the State of Minnesota.
Dated: August 21, 2019
/s/ Gregory D. Larson
Gregory D. Larson,
Attorney at Law
P.O. Box 591
Park Rapids, MN 56470
218-237-5075
Attorney I.D. # 60598
Northwoods Press
8/28;9/4,11c

STATE OF MINNESOTA COUNTY OF HUBBARD

DISTRICT COURT NINTH JUDICIAL DISTRICT PROBATE DIVISION

Court File No. 29-PR-19-1090

In Re: Estate of Norman K. Ahrendt, Decedent

NOTICE OF AND ORDER FOR HEARING ON PETITION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF CO-PERSONAL REPRESENTATIVES AND NOTICE TO CREDITORS

It is Ordered and Notice is given that on October 8, 2019, at 1:00 p.m., a hearing will be held in this Court at Hubbard County Court House, 301 Court Avenue, Park Rapids, Minnesota 56470, on a petition for the formal probate of an instrument purporting to be the Decedent's Will dated July 23, 2001, and for the appointments of David B. Ahrendt, whose address is 34251 County Highway 46, Park Rapids, MN 56470, and Mark N. Ahrendt, whose address is, 12503 Palos Tierra Road, Valley Center, CA, 92082, 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 co-personal representatives 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. § 524.3801, 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: August 29, 2019
BY THE COURT
Paul E. Rasmussen
Judge of District Court
Camille Bessler
Court Administrator
By: Tamara Warmbold
THOMASON, SWANSON & ZAHN, PLLC
Sara A. Swanson,
Attorney ID #0388991
120 N. Main Avenue, PO Box 87
Park Rapids, MN 56470
(218) 732-7236
ATTORNEY FOR PETITIONER
Northwoods Press
9-4,11c

PUZZLE SOLUTIONS

2	5	4	3	8	7	9	1	6
1	8	3	9	2	6	4	7	5
6	9	7	5	1	4	2	3	8
7	6	5	4	3	2	8	9	1
4	3	8	7	9	1	6	5	2
9	2	1	6	5	8	3	4	7
3	1	9	2	6	5	7	8	4
8	7	2	1	4	3	5	6	9
5	4	6	8	7	9	1	2	3

AUDIT	YEP	SATE
CROCI	EEL	SPURN
EDWIN	GNU	PARED
RUNNING	MURRAY	
GE	AERY	
BLT	REFT	NECTAR
EURO	NOTE	RHINO
ACID	SURLY	ANEW
RILED	LASE	REND
SALSAS	CENT	STY
	WONT	TOO
HUDDLE	PASSING	
PANEL	WHO	SAREE
OVINE	LOT	UKASE
TEXT	YES	PAINTS

AD DEADLINE
for the *Northwoods Press* is **Monday 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.



Thorpe Township

Thorpe Township will be attending a Fire Department Contract meeting at the Nevis City Council Chambers on Thursday, September 12, 2019 at 6:00 pm. Discussion will include fire contract services provided, supply information, concerns of the contract, and other relevant issues.

Amy Strandell, Clerk-Treasurer
218-255-4890
Northwoods Press
9-4c

