

NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE: August 14, 2015

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$142,500.00

MORTGAGOR(S): Michael P. Osowski and Shayla A. Osowski, Husband and Wife

MORTGAGEE: Deerwood Bank

DATE AND PLACE OF RECORDING: Recorded: August 27, 2015 Hubbard County Recorder.

Document Number: A000380387

Transaction Agent: Not Applicable

Transaction Agent Mortgage Identification Number: Not Applicable

Lender or Broker: Deerwood Bank

Residential Mortgage Servicer: Deerwood Bank Inc FKA The First National Bank of Deerwood

Mortgage Originator: Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Hubbard County Address: 30685 County 89, Park Rapids, MN 56470-4619 Tax Parcel ID Number: 05.20.000410

LEGAL DESCRIPTION OF PROPERTY: The West 360.00 feet of the North 1320.00 feet

of the East Half of the Northeast Quarter (E 1/2 of NE 1/4) of Section Twenty (20), Township One Hundred Forty-two (142), Range Thirty-five (35), Hubbard County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$137,687.27

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: December 30, 2021 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 June 30, 2022, or the next business day if June 30, 2022 falls on a Saturday, Sun-

day 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 STAT-

UTES, 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: November 09, 2021

MORTGAGEE: Deerwood Bank

Wilford, Geske & Cook P.A. Attorneys for Mortgagee 7616 Currell Blvd; Ste 200 Woodbury, MN 55125-2296 (651) 209-3300 File Number: 045212F01

Northwoods Press 11-10,17,24;12-1,8,15c

STATE OF MINNESOTA COUNTY OF HUBBARD

IN DISTRICT COURT NINTH JUDICIAL DISTRICT Court File No. 29-CV-21-1767

Gary M. McAlpine and Linda L. McAlpine, Trustees For the Revocable Trust Agreement of Gary M. McAlpine and Linda L. McAlpine dated November 9, 2017, Plaintiffs,

vs.

Margaret Wilsie, aka Margaret M. Wilsie, aka Margaret McWilsie, aka Margaret McMahn Wilsie, aka Margaret McWilsie, Elmore M. Wilsie, and Elnore W. Jacobson, and the unknown heirs of the foregoing and also all other persons or parties unknown claiming any right, title, estate, interest or lien in the real estate described in the Complaint herein,

SUMMONS

THE STATE OF MINNESOTA TO THE ABOVE NAMED DEFENDANTS:

1. YOU ARE BEING SUED.

The Plaintiff has started a lawsuit against you. The Plaintiff's Complaint against you is attached to this Summons. 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 21 DAYS TO PROTECT YOUR RIGHTS.

You must give or mail to the person who signed this summons a written response called an Answer within 21 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 21 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:

A parcel of land in Government Lot Two (2), Section Six (6), Township One Hundred

Forty-One (141), Range Thirty-three (33) described as follows: Commencing at the center Quarter corner (iron) of said Section 6; thence South on North and South Quarter line of said section a distance of 250 feet (iron); thence deflecting left 115 degrees a distance of 30 feet (iron) to a point of beginning; thence continuing East on same tangent 151.7 feet (iron) to point on West shore of Mantrap Lake; thence Southeasterly (interior angle 109 degrees 40 minutes) a distance of 150 feet on the meander line on the shore of Mantrap Lake; thence Southwesterly 263 feet, more or less, to a point which is 211.8 feet South of the point of beginning; thence North 211.8 feet to the point of beginning. Together with all that part of said Government Lot 2 lying between an extension of the Northerly and Southerly boundaries of the tract hereby conveyed and the water's edge of Mantrap Lake.

And together with all that portion of Government Lot

Two (2), Section Six (6), Township One Hundred Forty-One (141), Range Thirty-three (33), lying between an extension of the Northerly and Southerly boundaries of the tract above-described and the westerly line of said Government Lot 2. Said tract being approximately 30 feet in width.

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: October 27, 2021

THOMASON, SWANSON & ZAHN, PLLC
Sara A. Swanson, Attorney
ID#0388991
120 N. Main Ave., P.O. Box 87
Park Rapids, MN 56470
(218) 732-7236
saraswanson@tszlaw.com

Northwoods Press 11/17,24;12/1c

STATE OF MINNESOTA COUNTY OF HUBBARD

DISTRICT COURT NINTH JUDICIAL DISTRICT

Court File No. 29-PR-21-1862

In Re: Estate of Alan B. Gearey, Decedent

NOTICE OF AND ORDER FOR HEARING ON PETITION FOR DETERMINATION OF

DESCENT

LaVee Gearey ("Petitioner") has filed a Petition for Determination of Descent.

It is Ordered that on December 17, 2021, at 8:30 a.m., a hearing will be held in this Court at 301 Court Avenue, Park Rapids, Minnesota, on the petition.

The petition represents that the Decedent died testate more than three (3) years ago leav-

ing property in Minnesota. The petition requests the Court probate the decedent's last Will dated February 8, 1993, determine the descent of such property, and assign the property to the persons entitled.

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 petition will be granted.

Notice shall be given by publishing this Notice and Order as provided by law and by:

Mailing a copy of this Notice and Order to each interested person by United States mail at least 14 days before the time set for the hearing. Publishing this Notice and Order in accordance with Minn. Stat. § 524.1-401(3).

Dated: November 17, 2021

BY THE COURT

Courtney Hauert, Court Administrator Deputy

THOMASON, SWANSON & ZAHN, PLLC
Roger A. Zahn, MN# 0119659
120 N. Main Ave., P.O. Box 87
Park Rapids, MN 56470

Telephone: (218) 732-7236
Facsimile: (218) 732-5664
e-mail: rogerzahn@tszlaw.com
ATTORNEY FOR PETITIONER

Northwoods Press 11-24;12-1c

THORPE TOWNSHIP

Thorpe Township's regular scheduled board meeting has been rescheduled from December 6th, 2021 to December 13th, 2021. It will commence at the same time, 6:00 pm, at 23753 Just Our Ln, Nevis, MN 56467.

Amy Strandell, Clerk-Treasurer 218-255-4890

Northwoods Press 11-24c

Mantrap Township

A Public Hearing to receive public comment and input is scheduled for 7:00 p.m., Monday December 6th 2021, at the Mantrap Town Hall located at 23494 240th Street, Nevis, MN 56467. The purpose of the hearing is to change the zoning class of the plat of Emerald Pond Estates from Rural Residential, to Residential R-1. This action will only effect that part of the plat lying outside the 1000ft setback from Spider and Deer Lakes.

Legal Description of Area: Emerald Pond Estates

Send written comments to: Al Winterberger, Zoning Administrator, 24685 Washington Drive, Osage, MN 56570.

Respectfully submitted in accordance with the Township's Land Use Ordinance.

By Al Winterberger, Zoning Administrator

Northwoods Press 11-24c

MEETING NOTICE

Hubbard County BOARD OF COMMISSIONERS MEETING

- Due to conflict the **December 7, 2021** meeting has been moved to **Tuesday, December 14, 2021**.
- There *will not* be a December Work Session.
- Truth-In-Taxation Meeting scheduled for **Tuesday, December 14, 2021 @ 6:05 p.m.**
- Persons wishing to appear or have materials presented to the County Board at these meetings please contact the Hubbard County Administrators office.

County Administrator: Jeff Cadwell; Phone: 218-732-2336; jeff.cadwell@co.hubbard.mn.us

11-24;12-18c

White Oak Township

NOTICE OF MEETING CHANGE

Notice is hereby given that regular meetings of White Oak Township will be held at 7 p.m. each month via Zoom during the current rise in COVID-19 cases and for the foreseeable future. The Zoom meetings will be set up by the Friday preceding the meeting and may be joined by contacting the Clerk, Jeff Lindstrom at 218-652-3456 or by e-mail at whiteoakclerk1@gmail.com for the log-in and password needed to join.

Jeff Lindstrom, Clerk

Northwoods Press 11-24,12-1c



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

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ARGIS	ADAR	HARP
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TREE	KIM	NUTS

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.

Last week's weather:

	High	Low	Precip
Nov. 15	31	22	0
Nov. 16	36	29	0
Nov. 17	33	24	0
Nov. 18	27	15	.01
Nov. 19	37	15	0
Nov. 20	36	20	0
Nov. 21	33	08	0

One year ago:

	High	Low	Precip
Nov. 15	33	14	0
Nov. 16	30	11	0
Nov. 17	34	10	0
Nov. 18	42	27	0
Nov. 19	49	29	0
Nov. 20	32	17	0
Nov. 21	38	18	0