

Legal Notices

NOTICE OF CANCELLATION OF CONTRACT FOR DEED

YOU ARE NOTIFIED:

1. Default has occurred in the Contract for Deed; ("Contract") dated **October 18, 2021**, and filed for record, as Document No.

(or in Book
o f

Page _____), in the Office of the Cass County Recorder, Cass County, Minnesota, **Triple Budreau Property, LLC, a Minnesota Limited Liability Company**, as seller, sold to **Carol Lynette Roy and any unknown assignees**, purchaser, the real property in Cass County, Minnesota, described as follows:

Lots Nineteen (19), Twenty (20), and Twenty-one (21), Block Six (6), Original Townsite of Cass Lake, Cass County, Minnesota.

2. The default is as follows:

Failure to pay the following: October, November, and December 2021 installments each in the amount of \$900.00 for a total amount of \$2,700.

3. The conditions contained in Minnesota Statutes Paragraph 559.21 have been complied with or are not applicable.

4. 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. THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

5. THIS NOTICE IS TO INFORM YOU THAT BY THIS NOTICE THE SELLER HAS BEGUN PROCEEDINGS UNDER MINNESOTA STATUTES, SECTION 559.21, TO TERMINATE YOUR CONTRACT FOR

THE PURCHASE OF YOUR PROPERTY FOR THE REASONS SPECIFIED IN THIS NOTICE. THE CONTRACT WILL TERMINATE 90 DAYS AFTER THE FIRST DATE OF PUBLICATION OF THIS NOTICE, WHICH NOTICE SHALL BE PUBLISHED FOR THREE CONSECUTIVE WEEKS, UNLESS BEFORE THEN:

(A) THE PERSON AUTHORIZED IN THIS NOTICE TO RECEIVE PAYMENTS RECEIVES FROM YOU:

(1) THE AMOUNT THIS NOTICE SAYS YOU OWE; PLUS

(2) THE COSTS OF SERVICE (TO BE SENT TO YOU); PLUS

(3) \$ 500.00 TO APPLY TO ATTORNEYS FEES ACTUALLY EXPENDED OR INCURRED; PLUS

(4) FOR CONTRACTS EXECUTED ON OR AFTER MAY 1, 1980, ANY ADDITIONAL PAYMENTS BECOMING DUE UNDER THE CONTRACT TO THE SELLER AFTER THIS NOTICE WAS SERVED ON YOU; PLUS

(5) FOR CONTRACTS, OTHER THAN EARNEST MONEY CONTRACTS, PURCHASE AGREEMENTS, AND EXERCISED OPTIONS, EXECUTED ON OR AFTER AUGUST 1, 1985, \$54.00 (WHICH IS TWO PERCENT OF THE AMOUNT IN DEFAULT AT THE TIME OF SERVICE OTHER THAN THE FINAL BALLOON PAYMENT, ANY TAXES, ASSESSMENTS, MORTGAGES, OR PRIOR CONTRACTS THAT ARE ASSUMED BY YOU).

OR

B) YOU SECURE FROM A COUNTY OR DISTRICT COURT AN ORDER THAT THE TERMINATION OF THE CONTRACT BE SUS-

PENDED UNTIL YOUR CLAIMS OR DEFENSES ARE FINALLY DISPOSED OF BY TRIAL, HEARING OR SETTLEMENT. YOUR ACTION MUST SPECIFICALLY STATE THOSE FACTS AND GROUNDS THAT DEMONSTRATE YOUR CLAIMS OR DEFENSES. IF YOU DO NOT DO ONE OR THE OTHER OF THE ABOVE THINGS WITHIN THE TIME PERIOD SPECIFIED IN THIS NOTICE, YOUR CONTRACT WILL TERMINATE AT THE END OF THE PERIOD AND YOU WILL LOSE ALL THE MONEY YOU HAVE PAID ON THE CONTRACT; YOU WILL LOSE YOUR RIGHT TO POSSESSION OF THE PROPERTY; YOU MAY LOSE YOUR RIGHT TO ASSERT ANY CLAIMS OR DEFENSES THAT YOU MIGHT HAVE; AND YOU WILL BE EVICTED. IF YOU HAVE ANY QUESTIONS ABOUT THIS NOTICE, CONTACT AN ATTORNEY IMMEDIATELY.

6. The name, mailing address, street address or location and telephone number of the seller or of an attorney authorized by the seller to accept payments pursuant to this notice is:

Jonathan P. Baker
Attorney for Seller

Mailing Address: PO Box 924,
Walker, MN 56484

Street address where Attorney

will accept payment pursuant to this notice:

322 Railroad Ave, Walker, MN
Telephone: (218)547-1319

This person is authorized to receive the payments from you under this notice.

/s/ Jonathan P. Baker
Signature

Drafted By:
Baker Law Office
PO Box 924
Walker, MN 56484

Cass Lake Times
1-12,19,26/2022

STATE OF MINNESOTA CASS COUNTY

DISTRICT COURT
NINTH JUDICIAL DISTRICT

Court File No. 11-PR-21-2115
Case Type: Informal Probate

In re the Estate of John Joseph Kingbird, Jr,
Deceased

Notice of Informal Appointment of Personal Representative and Notice to Creditors (Without a Will)

TO ALL INTERESTED PERSONS AND CREDITORS:

Notice is hereby given that an application for informal appointment of personal representative has been filed with the Probate Registrar. No will has been presented for probate. The application has been granted.

Notice is also given that the Probate Registrar has informally appointed the following:

Name	Address
Galyn Kingbird 277 Bernard St	W St Paul MN 55118

as Personal Representative of the Estate of the Decedent. Any heir, devisee or other interested person may be entitled to appointment as Personal Representative, or may object to the appointment of the Personal Representative. Unless objections are filed pursuant to Minn. Stat. § 524.3-607, and the court otherwise orders, the Personal Representative has full power to administer the Estate, including, after 30 days from the date of issuance of letters, the power to sell, encumber, lease or distribute real estate.

Notice is also given that, subject to Minn. Stat. § 524.3-801, all creditors having claims against the Estate are required to present the claims to the Personal Representative or to the Court Administrator within four (4) months after the date of this Notice, or the claims will be barred.

/s/ Samantha Haynes
Probate Registrar
Date: January 7, 2022

/s/ Krista Smith
Deputy Court Administration
Date: January 7, 2022

Cass Lake Times
1-12,19/2022c

SECTION 00 11 13 – ADVERTISEMENT FOR BIDS

1. INTRODUCTORY INFORMATION

FROM: InGensa, Inc. on behalf of Cass Lake-Bena Public Schools ISD#115

PROJECT: 2022 Cass Lake-Bena High School Ventilation & Dehumidification Improvements

KEY DATES:

1. Publication Date: December 23, 2021
2. Pre-Bid Meeting: January 10, 2022 at 9:00 am CST
3. Bid Due Date: January 19, 2022 at 1:00 pm CST

METHOD OF DELIVERY: Owner has selected InGensa as an Agency Construction Manager to administer the Project.

1. Project scope involves Mechanical systems (HVAC air handling units, air cooled condensing units, ductwork, piping, plumbing, fire protection sprinkler system modifications); Electrical systems (power, systems, lighting, fire alarm); General construction (structural, carpentry, cabinetry, concrete, ceilings, finishes) and BAS temperature controls system.

WORK INCLUDED IN THIS OFFERING: We are soliciting competitive "Prime Contract Bids" for the following portions of work:

1. General Construction Package
2. Mechanical Package
3. Electrical Package
4. BAS Temperature Controls Package

PRE-BID MEETING LOCATION: An optional pre-bid meeting will be held at the Cass Lake-Bena High School, 15308 State Hwy#371, Cass Lake, MN 56633 at the date and time noted above. Meeting will convene at High School main entrance. Face coverings will be required.

BID LOCATION: Sealed bids will be received in duplicate at the Cass Lake-Bena Public Schools District Office, 208 Central Avenue, Cass Lake, MN 56633 then publicly opened and read aloud. Face coverings will be required at the bid opening.

BID DATE AND TIME: Bids will be received until 1:00 pm CST, on Wednesday, January 19, 2022. Bids received after the deadline will not be accepted and will be returned unopened to the submitter. Email and facsimile bids will not be accepted. Clearly mark outside of the bid envelope with the Project name, Bidder's name and bid category.

BID SECURITY: Each bid is required to be accompanied by the Responsible Contractor's Affidavit and a Bid Security in the form of a certified check, cashier's check, or bid bond in the amount of five (5) percent of the Bid Amount submitted. Bid bond shall be payable to Owner, as guarantee that Bidder will; if awarded, enter into a Contract in accordance with the Construction Documents and submitted Bid.

2. QUESTIONS FROM PROSPECTIVE BIDDERS

POINT OF CONTACT FOR INQUIRIES: Questions shall be submitted to the InGensa, Inc. representative noted below on or before the date indicated above.

Gary Lovitz
Phone: 952-258-9737
Email: glovitz@ingensainc.com

BIDDING DOCUMENTS

AVAILABILITY OF THE BIDDING DOCUMENTS: Electronic Bidding Documents (Project Manual, Drawings, and other Contract Documents) will be made available on Publication Date noted above. Bidders may obtain printed sets at their own expense. Please contact the Program Manager, InGensa, Inc., Gary Lovitz at (952)258-9737 or glovitz@ingensainc.com to receive bid documents.

EXAMINATION OF DOCUMENTS: Bidders shall carefully examine the entire contents of the Contract Documents and Reference Documents prepared for the Work to become thoroughly familiar with all requirements.

EXAMINATION OF SITE: Bidders wishing to review the construction site other than on the pre-bid date to obtain first-hand knowledge of existing conditions, including existing utilities and services, obstacles which may be encountered and all other conditions relative to the Work to be performed shall make arrangements with the Program Manager. No unscheduled visits will be allowed.

3. OTHER CONDITIONS

TIME OF COMPLETION: Substantial Completion is August 19, 2022 as detailed in the Project Manual – Bids shall reflect all costs necessary to meet this schedule requirement.

OWNERS RIGHT TO REJECT BIDS: Owner reserves the right to reject a Bid which is in any way incomplete, irregular, or to waive informalities or irregularities in the Bid received. Owner also reserves the right to reject or accept a bid within the Owner's judgement is in the Owner's best interests.

ADDITIONAL COMPENSATION: Suppliers and Contractors shall not receive additional payment for conditions which can be determined by examining the site and Construction Documents.

PERFORMANCE AND PAYMENT BONDS: The successful Contractor will be required to provide Performance and Labor and Material Payment Bonds in the amount of one hundred (100) percent of the Contract Sum.

SALES TAX: The Owner intends to purchase qualifying types of materials, equipment, and supplies directly and to assert Owner's exemption from sales and use taxation on those purchases pursuant to Minn. Stat. Chapter 297A. As an alternative, the Owner may at its option elect to appoint the bidder as a purchasing agent for the Owner for such materials. To obtain the sales exemption, the State of Minnesota Department of Revenue requires that the bids for qualifying materials be separated from the bids for the rest of the work and that these bids can be accepted separately. Separate labor and material contracts will be awarded to successful bidders.

4. PUBLICATION

ADVERTISEMENT: This advertisement for bids will be published in the Cass Lake Times December 30, 2021, January 6, January 13, and January 20, 2022.

Classifieds GET THE JOB DONE!
Buy • Sell • Trade • Rent • Hire

Classified ads must be paid before publication.
Cass Lake Times Classified Line Ad Rates:
\$6.50 per insertion, for up to 25 words;
25¢ each additional word per insertion.
Stop in or mail check to:
Cass Lake Times, PO Box 398, Cass Lake, MN 56633. MasterCard and Visa also accepted.
Deadline: Monday, 11 a.m.
218-335-2290

• HELP WANTED

PIKE BAY TOWNSHIP Treasurer (Vacancy)

The Treasurer position is an elected 4-year position on the Town Board. Must be a Pike Bay Township resident. There is one year left in this term and as a board we are required to fill the Treasurer position by appointment as soon as possible. Duties of a Township Treasurer can be found on the MN association of townships website.

Interested parties are encouraged to contact:

Pike Bay Chairman
Richard Baird
218-766-1095 text or Call
pikebay@arvig.net

• FOR SALE

NEW TWIN MATTRESS WITH BOXSPRING \$229. Full Size Set \$269, Queen Set \$319. Also frames, headboards, sofas, 15-20 mattress options to choose from. Brother's Furniture Since 2012. Delivery Available. Call 218-766-0064. brothersdiscountfurniture.com
12-22,29,1-5,12pd

• 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 equal opportunity basis available on an equal opportunity basis.

Reduce - Reuse - Recycle

THESE ADS REACH 2 MILLION MINNESOTA HOUSEHOLDS!

For the week of 1-12-22 **MCAN** Call the Cass Lake Times at 218-335-2290 to place your statewide ad.
Minnesota Classified Advertising Network

STATEWIDE ADS ONLY \$279

Classified Advertising that is Easy!

THE MINNESOTA CLASSIFIED AD NETWORK
Make an impact with your advertising dollar with classified advertising that reaches over 2.5 million readers!

Your newspaper representative can provide complete details.
The 2x4 Network is a program of the MNA, phone 800-279-2979

MISCELLANEOUS
DONATE YOUR CAR
truck or boat to Heritage For The Blind. Free 3-day vacation, tax deductible, free towing, all paperwork taken care of 844/220-9501

MISCELLANEOUS
LOOKING FOR ASSISTED LIVING?
A Place for Mom simplifies the process of finding senior living at no cost to your family. Call 888/715-1720 today!

THE GENERAC PWRCELL
A solar plus battery storage system. Save money, reduce your reliance on the grid, prepare for power outages and power your home. Full installation services available. \$0 Down financing option. Request a free, no obligation quote today. Call 888/913-5895

ENJOY 100% GUARANTEED
delivered-to-the-door Omaha Steaks! Get 8 FREE Filet Mignon Burgers! Order the Delightful Gift this holiday season - only \$99.99. Call 888/858-0473 and mention code 65658PJL or visit www.omahasteaks.com/thegift1192

THE COVID CRISIS
has cost us all something. Many have lost jobs and financial security. Have \$10K In Debt? Credit Cards. Medical Bills. Car Loans. Call National Debt Relief! We can help! Get a FREE debt relief quote: Call 844/205-5439

PUZZLE SOLUTIONS

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

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