



**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 customers to be able to identify the true owner of a business.  
 ASSUMED NAME: Corbeau Cycleworks.  
 PRINCIPAL PLACE OF BUSINESS: 25064 Highwood Loop, Akeley, MN 56433.

NAMEHOLDER(S): The Bike Guy LLC 25064 Highwood Loop, Akeley, MN 56433, 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: Kirby Harmon  
 MAILING ADDRESS: 25064 Highwood Loop, Akeley, Minnesota 56433, United States.  
 EMAIL FOR OFFICIAL NOTICES: bikellcw@icloud.com  
 Date: July 8, 2022  
 Northwoods Press 7-27;8-3pd

**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 16, 2015  
**MORTGAGOR:** Caleb Jacobson, a single person  
**MORTGAGEE:** Affinity Plus Federal Credit Union, a credit union organized under the laws of the United States of America  
**DATE AND PLACE OF RECORDING:** Recorded August 31, 2015, in the office of the County Recorder, as Document No. A000380473, Hubbard County, Minnesota.  
**MORTGAGED PROPERTY ADDRESS:** 40108 US 71, Laporte, MN 56461  
**TAX PARCEL I.D. NOS. 12.04.01300**  
**LEGAL DESCRIPTION OF PROPERTY:** The North 312 feet of Government Lot 4, Section 4, Township 143, Range 33, Hubbard County, Minnesota.  
**COUNTY IN WHICH PROPERTY IS LOCATED:** Hubbard  
**ORIGINAL AMOUNT OF MORTGAGE:** \$116,950.00  
**AMOUNT DUE AND**

**CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE:** \$109,646.48  
**INTEREST RATE AND PER DIEM:** Current interest rate is 4.0%, with a daily per diem of \$11.27.  
 The person holding the Mortgage is not a transaction agent, as defined by Minn. Stat. 58.02, Subd. 30. The name of the residential mortgage servicer and lender or broker, as defined in Minn. Stat. 58.02 is: Affinity Plus Federal Credit Union.  
 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:** September 15, 2022, at 10:00 am.  
**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(s), their personal representatives or assigns.  
**DATE AND TIME MORTGAGOR MUST VACATE THE PREMISES:** March 15, 2023, 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 582.03, 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: July 18, 2022  
 GURSTEL LAW FIRM  
 By: /s/ Creig Andreassen  
 Creig Andreassen (#334832)  
 6681 Country Club Drive  
 Golden Valley, MN 55427  
 (763) 267-6785  
 Attorney in Fact for Affinity Plus Federal Credit Union

**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 7-27;8-3,10,17,24,31c

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 ASSUMED NAME: Necktie River Contracting.  
 PRINCIPAL PLACE OF BUSINESS: 40988 County 45,

Laporte MN 56461 USA.  
 NAMEHOLDER(S): Robert T. Kline 40988 County 45, Laporte MN 56461 USA.  
 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 ap-

licable 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: Robert T. Kline  
 MAILING ADDRESS: None provided  
 EMAIL FOR OFFICIAL NOTICES: onlinefilings@legalzoom.com  
 Date: July 18, 2022  
 Northwoods Press 7-27;8-3pd

**STATE OF MINNESOTA COUNTY OF HUBBARD NINTH JUDICIAL DISTRICT DISTRICT COURT PROBATE DIVISION**  
 Court File No. 29-PR-22-844  
**Estate of William Reed Pitts, Decedent**  
**NOTICE TO CREDITORS: FOREIGN PERSONAL REPRESENTATIVE ACTING IN MINNESOTA**  
 Notice is given that Dianne Lea Steelhammer Pitts, residing at 2106 Holly Springs Dr. #235, Taylor, Texas, 76574 is the domiciliary foreign Personal Representative ("Personal Representative") for the estate of William Reed Pitts, a resident of the State of Texas.  
 On June 21st, 2022, the Personal Representative filed with the Court a document stating an intention to exercise, as to assets in Minnesota, all powers of a local Personal Representative and to maintain actions and proceedings in Minnesota in accordance with Minnesota Statutes section 524.4-205.  
 Notice is also given that any Minnesota creditor who objects to the Personal Representative's exercise of power over assets in Minnesota must file a written objection within 60 days from the Personal Representative's filing. If no objections are

filed, the representative may, after the expiration of the 60 day period, exercise all powers of a local Personal Representative.  
 Dated: July 25, 2022  
 Carissa Scholz, Court Administrator  
 Attorney for Foreign Personal Representative  
 Amy L. Jenson  
 Haugen Jenson PLLC  
 1009 Lake Avenue  
 Detroit Lakes, MN, 56501  
 Attorney License No: 0390673  
 Telephone: (218) 844-8900  
 Email: heather@haugenjenson.com  
 Northwoods Press 7-27;8-3c

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 SIGNED BY: Robert T. Kline  
 MAILING ADDRESS: None provided  
 EMAIL FOR OFFICIAL NOTICES: onlinefilings@legalzoom.com  
 Date: July 18, 2022  
 Northwoods Press 7-27;8-3pd

**STATE OF MINNESOTA COUNTY OF HUBBARD**

**NINTH JUDICIAL DISTRICT DISTRICT COURT PROBATE DIVISION**  
 Court File No. 29-PR-22-949  
**In Re: Estate of Cornell C. Berg, Decedent**  
**NOTICE AND ORDER OF 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 September 6, 2022, at 8:30 am, a hearing will be held in this Court at 301 Court Avenue, Park Rapids, Minnesota, for the formal probate of an instrument purporting to be the Will of the Decedent dated, September 1, 2016, ("Will"), and for the appointment of Daniel Berg, whose address is 8520 Larch Lane, Evansville, IN, 47710 as Personal Representative of the Estate of the Decedent in an UNSUPERVISED administration. Any objections to the petition must be filed with the Court prior to or raised at the hearing. If proper and if no objections are filed or raised, the Personal Representative will be appointed with full power to administer the Estate including the power to collect all assets, to pay all legal debts, claims, taxes and expenses, to sell real and personal property, and to do all necessary acts for the Estate.  
 Notice is also given that (subject to Minnesota Statutes section 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 months after the date of this Notice or the claims will be barred.  
 Dated: July 26, 2022  
**BY THE COURT Carissa Scholz, Court Administrator Leah Leavitt, Deputy**  
 Attorney for Petitioner  
 Sara A. Swanson,  
 Attorney License No: 0388991  
 THOMASON, SWANSON & ZAHN, PLLC  
 120 N. Main Avenue,  
 P.O. Box 87  
 Park Rapids, MN 56470  
 Telephone: (218) 732-7236  
 FAX: (218) 732-5664  
 Email: saraswanson@tszlaw.com  
 Northwoods Press 8-3,10c

the claims to the Personal Representative or to the Court Administrator within four months after the date of this Notice or the claims will be barred.  
 Dated: July 26, 2022  
**BY THE COURT Carissa Scholz, Court Administrator Leah Leavitt, Deputy**  
 Attorney for Petitioner  
 Sara A. Swanson,  
 Attorney License No: 0388991  
 THOMASON, SWANSON & ZAHN, PLLC  
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 Northwoods Press 8-3,10c

**STATE OF MINNESOTA COUNTY OF HUBBARD**  
**DISTRICT COURT NINTH JUDICIAL DISTRICT**  
 Case Type: Other Civil  
 Mara Lundgren, Plaintiffs,  
 vs.  
 The Mortgage Electronic Registration Systems as owner and holder of a certain Mortgage dated September 17, 2012, executed by Gregory R. Mazzuca and Lauren M. Mazzuca to Mortgage Electronic Systems, Inc. as nominee for First National Bank of Walker. and the unknown heirs of the above-described Defendants and also all other persons or parties unknown claiming any right. title, interest, or lien in the real estate described in the Complaint herein.  
 Defendants,  
**SUMMONS**  
 THIS SUMMONS ID DIRECTED TO THE DEFENDANTS ABOVE NAMED.  
 1. YOU ARE BEING SUED. The Plaintiff has started a lawsuit against you. The Plaintiffs 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.  
 THIS LAWSUIT MAY AFFECT OR BRING INTO QUESTION TITLE TO REAL PROPERTY located in Hubbard County, State of Minnesota, legally described as follows:  
**A 24.00 foot wide perpetual easements for the right of ingress and egress over and across that part of Government Lot 6 and Government Lot 7, Section 12, Township 141 North, Range 34 West, Hubbard County, Minnesota, the centerline of said easements is described as follows: Commencing at these corner of said Government Lot 6; thence on an assumed bearing of N 00 degrees 28 minutes 00 seconds East along the East line of said Government Lot 6 a distance of 1169.15 feet; thence N 87 degrees 27 minutes 00 seconds West a distance of 33.02 feet to the point of beginning of the line to be described; thence continuing North 87 degrees 27 minutes 00 seconds West a distance of 165.18 feet; thence North 69 degrees 6 minutes 00 seconds West a distance of 420.00 feet; thence North 83 degrees 21 minutes 00 seconds West a distance of 170.00 feet; thence South 68 degrees 10 minutes 00 seconds West a distance of 110.00 feet; thence South 23 degrees 15 minutes 00 seconds West a distance of 432.76 feet; thence South 52 degrees 30 minutes 00 seconds West a distance of 147.00 feet; thence South 32 degrees 00 minutes 00 seconds West a distance of 100.00 feet, and there terminating.**  
**To be appurtenant to: Exhibit "A"**

That part of Government Lot Six: (6), Section Twelve (12), Township One Hundred Forty One (141), Range Thirty Four (34), bound and described as follows: Commencing at a point on the East line of said Government Lot 6, distant 375.0 feet North of the Southeast corner thereof, thence West parallel with the South line of said lot, a distance of 1325.65 feet, thence North 16 degrees 00 minutes East 94.43 feet, thence North 11 degrees 00 minutes East 185 feet, thence North 32 degrees 00 minutes East 106.9 feet to the point of beginning, thence continuing North 32 degrees 00 minutes East 106.9 feet, thence North 52 degrees 30 minutes East 148.91 feet, thence West parallel with the south line or said Government Lot, a distance of 470 feet, more or less, to the shore line of Upper Bottle Lake, thence Southwesterly on and along said shore line, a distance of 200 feet, more or less to the intersection with a line drawn West from the point of beginning and parallel with the South line of said Government Lot; thence East 380 feet, more or less, to the point of beginning, including all that part of said Government Lot 6 lying between an extension of the North and South boundaries of the above described tract to the water's edge of Upper Bottle Lake. Together with an easement for ingress and egress to the above-described premises upon and over traveled road as now located on said Government lot 6.  
**HUBBARD COUNTY, MINNESOTA ABSTRACT PROPERTY**  
 Property Address (for reference purposes only)- 21354 Ivan Dr, Park Rapids, MN 56470  
 The object of this action is to determine plaintiff and her heirs and assigns have an easement over and across the above described descriptions 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: July 21, 2022  
 /s/ Gregory D. Larson  
 Gregory D. Larson  
 Attorney at Law  
 P.O. Box 591  
 Park Rapids, MN 564 70  
 218-237-5075  
 Attorney I.D. # 60598  
 Northwoods Press 8-3,10,17c

**STATE OF MINNESOTA COUNTY OF HUBBARD**

**NINTH JUDICIAL DISTRICT DISTRICT COURT PROBATE DIVISION**  
 Court File No. 29-PR-22-911  
**In Re: Estate of James Arlie Rowland, Decedent**  
**NOTICE 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 30th, 2022 at 8:30AM, a hearing will be held in the Court at 301 Court Avenue, Park Rapids, Minnesota, 56470 for the formal probate of an instrument purporting to be the Will of the Decedent dated December 19, 2006, ("Will"), and for the appointment of Michelle R. Buehler, aka Michelle R. Larson, whose address is 54811 County Highway 50, Deer Creek, MN 56527 as Personal Representative of the Estate of the Decedent in an UNSUPERVISED administration. Any objections to the petition must be filed with the Court prior to or raised at the hearing. If proper and if no objections are filed or raised, the Personal

Representative will be appointed with full power to administer the Estate including the power to collect all assets, to pay all legal debts, claims, taxes and expenses, to sell real and personal property, and to do all necessary acts for the Estate.  
 Notice is also given that (subject to Minnesota Statutes section 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 months after the date of this Notice or the claims will be barred.  
 Dated: July 26, 2022  
**BY THE COURT Carissa Scholz, Court Administrator Leah Leavitt, Deputy**  
 Attorney for Petitioner  
 Sara A. Swanson,  
 Attorney License No: 0388991  
 THOMASON, SWANSON & ZAHN, PLLC  
 120 N. Main Avenue,  
 P.O. Box 87  
 Park Rapids, MN 56470  
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 Northwoods Press 8-3,10c

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 Northwoods Press 8-3,10c

**STATE OF MINNESOTA COUNTY OF HUBBARD**  
**DISTRICT COURT NINTH JUDICIAL DISTRICT**  
 Case Type: Other Civil  
 Mara Lundgren, Plaintiffs,  
 vs.  
 The Mortgage Electronic Registration Systems as owner and holder of a certain Mortgage dated September 17, 2012, executed by Gregory R. Mazzuca and Lauren M. Mazzuca to Mortgage Electronic Systems, Inc. as nominee for First National Bank of Walker. and the unknown heirs of the above-described Defendants and also all other persons or parties unknown claiming any right. title, interest, or lien in the real estate described in the Complaint herein.  
 Defendants,  
**SUMMONS**  
 THIS SUMMONS ID DIRECTED TO THE DEFENDANTS ABOVE NAMED.  
 1. YOU ARE BEING SUED. The Plaintiff has started a lawsuit against you. The Plaintiffs 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.  
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 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



**PUZZLE SOLUTIONS**

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

J	A	B	O	T	A	T	E	P	I	K	E		
A	L	A	M	O	R	E	M	S	A	N	C	E	R
C	O	R	A	L	T	A	O	U	L	C	E	R	
K	E	N	N	E	D	T	U	B	M	A	N		
I	D	O	G	E	R	M							
T	H	E	O	N	C	E	L	I	G	N	O	M	
R	A	D	S	N	U	N	S	T	H	E	T	A	
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H	I	S	P	I	D	A	L	M	S				

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 Attorney for Petitioner  
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**STATE OF MINNESOTA COUNTY OF HUBBARD**  
**DISTRICT COURT NINTH JUDICIAL DISTRICT**  
 Case Type: Other Civil  
 Mara Lundgren, Plaintiffs,  
 vs.  
 The Mortgage Electronic Registration Systems as owner and holder of a certain Mortgage dated September 17, 2012, executed by Gregory R. Mazzuca and Lauren M. Mazzuca to Mortgage Electronic Systems, Inc. as nominee for First National Bank of Walker. and the unknown heirs of the above-described Defendants and also all other persons or parties unknown claiming any right. title, interest, or lien in the real estate described in the Complaint herein.  
 Defendants,  
**SUMMONS**  
 THIS SUMMONS ID DIRECTED TO THE DEFENDANTS ABOVE NAMED.  
 1. YOU ARE BEING SUED. The Plaintiff has started a lawsuit against you. The Plaintiffs 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.  
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 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.  
 THIS LAWSUIT MAY AFFECT OR BRING INTO QUESTION TITLE TO REAL PROPERTY located in Hubbard County, State of Minnesota, legally described as follows:  
**A 24.00 foot wide perpetual easements for the right of ingress and egress over and across that part of Government Lot 6 and Government Lot 7, Section 12, Township 141 North, Range 34 West, Hubbard County, Minnesota, the centerline of said easements is described as follows: Commencing at these corner of said Government Lot 6; thence on an assumed bearing of N 00 degrees 28 minutes 00 seconds East along the East line of said Government Lot 6 a distance of 1169.15 feet; thence N 87 degrees 27 minutes 00 seconds West a distance of 33.02 feet to the point of beginning of the line to be described; thence continuing North 87 degrees 27 minutes 00 seconds West a distance of 165.18 feet; thence North 69 degrees 6 minutes 00 seconds West a distance of 420.00 feet; thence North 83 degrees 21 minutes 00 seconds West a distance of 170.00 feet; thence South 68 degrees 10 minutes 00 seconds West a distance of 110.00 feet; thence South 23 degrees 15 minutes 00 seconds West a distance of 432.76 feet; thence South 52 degrees 30 minutes 00 seconds West a distance of 147.00 feet; thence South 32 degrees 00 minutes 00 seconds West a distance of 100.00 feet, and there terminating.**  
**To be appurtenant to: Exhibit "A"**

That part of Government Lot Six: (6), Section Twelve (12), Township One Hundred Forty One (141), Range Thirty Four (34), bound and described as follows: Commencing