

Legal Notices

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 conditions of the following described mortgage:

DATE OF MORTGAGE: March 27, 2019

MORTGAGOR: Donald H. Kahlstorf and Meralyn T. Kahlstorf, married as joint tenants

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

DATE AND PLACE OF RECORDING:

Recorded: March 28, 2019

Hubbard County Recorder

Document #: A000402012

ASSIGNMENTS OF MORTGAGE:

GAGE:

Said mortgage was assigned to NewRez LLC d/b/a Shellpoint Mortgage Servicing on March 11, 2021 and said assignment was recorded on March 15, 2021 and given document number A000415383.

LEGAL DESCRIPTION OF PROPERTY:

100 FEET EAST AND WEST BY 195 FEET NORTH AND SOUTH IN THE SOUTHEAST CORNER OF LOT NINE (9) OF AUDITOR'S PLAT FOUR, ACCORDING TO THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER IN AND FOR THE COUNTY OF HUBBARD AND THE STATE OF MINNESOTA.

PARCEL ID #: 325260800

PROPERTY ADDRESS: 705 Heartland Street, Park Rapids, MN 56470

Transaction Agent: Mortgage Electronic Registration Sys-

tems, Inc.

Transaction Agent Id No.: 100754400000802825

Current Mortgage Servicer: NewRez LLC d/b/a Shellpoint Mortgage Servicing

COUNTY IN WHICH PROPERTY IS LOCATED: Hubbard

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$95,243.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY PAID BY MORTGAGEE: \$110,737.14

That prior to the commencement of this mortgage foreclosure proceeding Mortgagee/Assignee of Mortgagee complied with all notice requirements as required by statute; that no Mortgages have been released from financial obligation on said Mortgage; that no action or proceeding has been instituted by law to recover that debt secured by said Mortgage,

or any part thereof; that all conditions precedent to foreclosure of the Mortgage and acceleration of the debt secured thereby have been fulfilled;

PURSUANT to the power of sale therein contained, said Mortgage will be foreclosed and the above described property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE: October 6, 2022, at 10:00 am

PLACE OF SALE: Hubbard County Sheriff's Office, Law Enforcement Building, 301 Court Avenue, Park Rapids, MN 56470

to pay the debt then secured by the Mortgage, and 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 sale by the mortgagor, their personal representatives or assigns.

DATE TO VACATE PROP-

ERTY: The date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under Minnesota Statutes section 580.30 of the property redeemed under Minnesota Statutes sections 580.23 is April 6, 2023 at 11:59 p.m. If the foregoing date is Saturday, Sunday, or a legal holiday, then the date to vacate is the next business day at 11:59 p.m.

MORTGAGOR RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None

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 RESIDEN-

TIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Dated: August 15, 2022

NewRez LLC d/b/a Shellpoint Mortgage Servicing

Mortgagee

Kenneth J. Johnson
Minnesota State Bar No. 0246074
Johnson, Blumberg & Associates, LLC
Attorney for Mortgagee
230 W. Monroe St., Ste. 1125
Chicago, IL 60606
Phone 312-541-9710
Fax 312-541-9711

Northwoods Press
8/17,24,31;9-7,14,21c

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 14, 2016

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$136,500.00

MORTGAGOR(S): Forrest J. Harsh and Marlys J. Harsh, husband and wife as joint tenants

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for PennyMac Loan Services, LLC, its successors and assigns

DATE AND PLACE OF RECORDING: Recorded: April 28, 2016 Hubbard County Recorder

Document Number: A000384212

ASSIGNMENTS OF MORTGAGE:

And assigned to: PennyMac Loan Services, LLC
Dated: October 20, 2021
Recorded: October 20, 2021
Hubbard County Recorder

Document Number: A000420087

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number: 1007159-7000135215-0
Lender/Broker/Mortgage Originator: PennyMac Loan Services, LLC
Residential Mortgage Servicer: PennyMac Loan Services, LLC

COUNTY IN WHICH PROPERTY IS LOCATED: Hubbard
Property Address: 19709 165th Ave, Park Rapids, MN 56470

Tax Parcel ID Number: 136100400

LEGAL DESCRIPTION OF PROPERTY: Lot Four (4), Block One (1), Spruce Valley, according to the plat thereof on file and of record in the office of the County Recorder in and for the County of Hubbard and the State of Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$130,706.04

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; that this is registered property;

PURSUANT to the power of sale contained in said mortgage, the above-described property will be sold by the Sheriff of said county as fol-

lows:

DATE AND TIME OF SALE: October 25, 2022 at 10:00 AM

PLACE OF SALE: County Sheriff's office, Law Enforcement Center Lobby, 301 Court Avenue, 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 September 28, 2023, or the next business day if Sep-

tember 28, 2023 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.

TERMINING, 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 30, 2022

MORTGAGEE: PennyMac Loan Services, LLC

Wilford, Geske & Cook, P.A.
Attorneys for Mortgagee
7616 Currell Boulevard, Suite 200
Woodbury, MN 55125
(651) 209-3300

Northwoods Press
9-7,14,21,28;10-5,12c

Minnesota Secretary of State CERTIFICATE OF AMENDED 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: Heritage Trail Co.

PRINCIPAL PLACE OF BUSINESS: 18993 County 40, Park Rapids, MN 56470.

NAMEHOLDER(S): Rhea Klitzke, 18993 County 40, Park Rapids, MN 56470.

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 re-

quired 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: Rhea Klitzke
MAILING ADDRESS: 18993 County 40, Park Rapids, MN 56470.

EMAIL FOR OFFICIAL NOTICES: rhea.klitzke@gmail.com

Date: September 9, 2022

Northwoods Press
9-14,21pd

STATE OF MINNESOTA COUNTY OF HUBBARD

DISTRICT COURT
NINTH JUDICIAL DISTRICT
CASE TYPE: PROBATE
Court File No. 29-PR-22-1139

In Re: Estate of
Willard Roth Clausen,
Decedent

NOTICE AND ORDER FOR HEARING ON PETITION FOR PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS

It is Ordered and Notice is given that on October 11, 2022 at 8:30 a.m., a hearing will be

held in Hubbard County District Court, at the Hubbard County Courthouse, 301 Court Avenue, Park Rapids, MN 56470, on a petition for the formal probate of an instrument purporting to be the original Decedent's Will, dated July 21, 2003, and for the appointment of Bridget Sharon Clausen, whose address is 13290 Boonstra Drive, Nevis, MN 56467, as personal representative of the Decedent's estate in an unsupervised administration.

Any objections to the petition should be filed with the Court prior to or raised at the hearing. NOTE: You will need to pay a filing fee when you file the objection. If you cannot afford the

fee, you can ask for a fee waiver (see <http://mncourts.gov/GetForms.aspx?c=19&p=69>).

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 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 months after the date of this Notice or the claims will be barred.

Dated: September 16, 2022

BY THE COURT
Carissa Scholz,
Court Administrator
By: Leah Leavitt, Deputy

Daniel S. McGrath #194578
STEINGART & McGRATH, P.A.
3300 Edinborough Way, Suite 601
Edina, MN 55435
Telephone: (952) 835-1503
E-mail: dan@steingart.com
Attorney for Personal Representative

Northwoods Press
9-21,28c

STATE OF MINNESOTA COUNTY OF HUBBARD

NINTH JUDICIAL DISTRICT
DISTRICT COURT
PROBATE DIVISION

Court File No. 29-PR-22-1140

In Re: Estate of
Dean William Kimball,
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 October 21, 2022, at 9:00 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 23, 2021, ("Will"), and for the appointment of William Kimball, whose address is 21827 County 1, Park Rapids, MN 56470, 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 Represent-

tative 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.

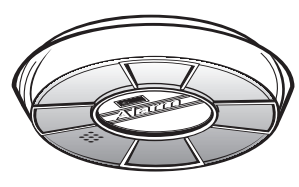
Dated: September 16, 2022

BY THE COURT
Carissa Scholz,
Court Administrator
Leah Leavitt,
Deputy

Attorney for Petitioner
Roger A. Zahn,
Attorney License No: 0119659
THOMASON, SWANSON & ZAHN, PLLC
120 N. Main Avenue,
P.O. Box 87
Park Rapids, MN 56470
Telephone: (218) 732-7236
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Email: rogerzahn@tszlaw.com

Northwoods Press
9-21,28c

Are there fresh batteries in your smoke alarm?



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9	6	8	3	1	7	4	5	2
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5	4	2	8	6	9	7	3	1
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STATE OF MINNESOTA COUNTY OF HUBBARD

DISTRICT COURT
NINTH JUDICIAL DISTRICT
PROBATE DIVISION

Court File No. 29-PR-22-1108

In Re: Estate of
JOHN ELDON DEMARIS,
Decedent

NOTICE AND ORDER OF HEARING ON PETITION FOR PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS

It is Ordered and Notice is given that on October 21, 2022 at 8:30 a.m. a hearing will be held in this Court, Hubbard County Courthouse, 301 Court Avenue, Park Rapids, Minnesota, for the adjudication of intestacy and determination of heirship of the Decedent, and for the appointment of Jaclyn L. Petik whose address is 9670 - 10th Street N.W., Moorhead, Minnesota 56560, 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, and to do all necessary acts for the 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 months after the date of this Notice or the claims will be barred.

Dated: September 16, 2022

BY THE COURT
Carissa Scholz,
Court Administrator
Leah Leavitt, Deputy
Deputy Court Administrator

Gregory D. Larson
Attorney at Law
P.O. Box 591
Park Rapids, MN 56470
218-237-5075

Northwoods Press
9-21-28c

STATE OF MINNESOTA COUNTY OF HUBBARD

NINTH JUDICIAL DISTRICT
DISTRICT COURT
PROBATE DIVISION

Court File No. 29-PR-22-1176

In Re: Estate of
Russ Allen Ronnebaum,
Decedent

NOTICE AND ORDER OF HEARING ON PETITION FOR FORMAL ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRSHIP, APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS

It is Ordered and Notice is given that on October 25, 2022, at 9:00 am, a hearing will be held in this Court at 301 Court Avenue, Park Rapids, Minnesota, for the adjudication of intestacy and determination of heirship of the Decedent, and for the appointment of Wayne A. Ronnebaum, whose address is 27164 County 4, Park Rapids, Minnesota, 56470, 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: September 19, 2022

BY THE COURT
Carissa Scholz,
Court Administrator
Leah Leavitt,
Deputy

Attorney for Petitioner
Trent R. Wilcox, Attorney
License No: 0392771
THOMASON, SWANSON & ZAHN, PLLC
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Northwoods Press
9-21,28c

ADVERTISING POLICY

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We want your news and your advertising. To make your venture more successful, you need to include advertising in your budget.

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Minnesota Attorney

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