







**SEPT 16TH,  
10:00AM-1:00PM**

**303 Jefferson Avenue N,  
Sebeka, MN 56477**



**Price Reduction FROM \$189,000**

**4 Beds | 2 Baths | 1,568 SqFt**

**Great location in Sebeka!**

Single family home on a double lot in town, right east of the school field. 4 Bed, 2 Bath home with open living, dining and kitchen areas. Bedroom and laundry on main level. Detached garage with covered walkway. Full bath on main floor and upstairs. Outside work sheds plus lean to for storage. Seller will be taking personal items from yard and garages.

**Directions:**  
From highway 71 in Sebeka, go east on 1st St NW to Jefferson Ave North. Take a left, property is on the left.



**Janelle Lake**  
**218-252-6504**  
janelledawnl@yahoo.com



**Janelle Lake**  
**Realtor®**

(218) 252-6504



**CHECK OUT OUR WEB SITE @  
www.MenahgaRealEstate.com**



**Wolff & Simon  
Real Estate**

**1217 1st Street E., Park Rapids**  
(Hwy. 34 East, just before L&M Fleet Supply)




**ERIC WOLFF**  
218-820-5374  
REALTOR/OWNER

**T.J. SIMON**  
218-366-1455  
REALTOR/OWNER









**TOM WORNLEY**  
218-693-9048  
REALTOR

**JOE ERICKSON**  
218-255-4542  
REALTOR

**STEVE HANSON**  
218-252-8012  
REALTOR

**STEVE KORPKE**  
218-255-5867  
REALTOR

**BRIAN HALK**  
218-252-9209  
REALTOR

**SARA HALK**  
218-252-9210  
REALTOR

**HEATHER STEFFEL**  
218-255-0279  
REALTOR

**218-237-7770 • www.WolffSimonRealEstate.com**



**COLDWELL BANKER**

Log on and take a virtual tour of our properties at:  
[www.realestateparkrapids.com](http://www.realestateparkrapids.com)



Ashley Simpson-Branstrom, Assoc. 218-252-3897  
 Carmen DeWandeler, Assoc. 218-640-7891  
 Bill Halonen, Assoc. 218-539-1314  
 Marvel Haynes, Assoc. 218-252-1940  
 Kelli Johnson, Assoc. 218-255-3114  
 Bob Mack, Assoc. 218-255-0923  
 Shane McComas, Assoc. 218-892-5335  
 Thom Peterson, Assoc. 218-839-1740

James Preiner, Assoc. 218-252-1195  
 Keegan Wattenhofer, Assoc. 218-639-9771  
 Cindy Wentz, Assoc. 218-779-4010  
 Brian Wikman, Assoc. 218-255-5804

Diane Dennis, Managing Broker  
 Katie Larson, Office Manager  
 Corey & Laura Bergstrom, Owners

**101 Main Ave S., Park Rapids, MN 56470**  
**218-732-3381 or 1-800-248-4032**

**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 available on an equal opportunity basis.

**Shopping Starts  
Here**



**Newspaper  
Advertising  
Works!**

STATE OF MINNESOTA  
COUNTY OF WADENA

DISTRICT COURT  
SEVENTH JUDICIAL DISTRICT  
Court File No.: 80-PR-23-705

In Re: Estate of  
Darwin H. Olson,  
Decedent.

**NOTICE OF AND ORDER  
FOR HEARING ON PETITION  
FOR DETERMINATION OF  
DESCENT**

Janice Wangsness has filed a Petition for Determination of Descent. It is Ordered that on October 16, 2023, at 9:00 a.m., a hearing will be held in this Court at the Wadena County Courthouse, 415 Jefferson Street South, Wadena, MN. The petition represents that the decedent died more than three (3) years ago leaving property in Minnesota. The petition requests the Court 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

STATE OF MINNESOTA  
COUNTY OF WADENA

DISTRICT COURT  
SEVENTH JUDICIAL DISTRICT  
Court File No.: 80-PR-23-704

In Re: Estate of  
Harvey Douglas Warren,  
Decedent.

**NOTICE OF AND ORDER  
FOR HEARING ON PETITION  
FOR DETERMINATION OF  
DESCENT**

Curtis Leno ("Petitioner") has filed a Petition for Determination of Descent.

It is Ordered that on October 16, 2023, at 9:00 AM a hearing will be held in this Court at Wadena County Courthouse, 415 Jefferson Street S, Wadena, Minnesota, on the petition.

This Hearing will be held: Via Zoom; If checked this will be an administrative hearing, and your appearance is not required. If there is an objection to this petition, you will be notified of another date and time.

The petition represents that the Decedent died intestate more than three (3) years ago leaving property in Minnesota. The petition requests the Court determine the descent of such property, and assign the property to the persons entitled.

## Property Transfers

Richard J. Wegscheid, unmarried, hereby conveys to Ronald J. Woodard, Trustee, or his successor in trust, under the Ronald J. Woodard Revocable Living Trust dated June 16, 2021, The N1/2 SW1/4 of Section 26, Township 135, Range 35.

Blueberry Development, LLC, hereby conveys to Romanowski Joint Revocable Trust dated January 14, 2015, Unit 5 of Wadena County Common Interest Community No. 2, a Planned Community Blueberry Pines.

Kathryn J. Barnhart, unmarried, Michael J. Henrich and Susan K. Henrich, married to each other, Vincent A. Henrich, unmarried, Sharon Linnes and Lance Linnes, spouses married to each other, and Jennifer Spencer-Hotakainen, unmarried, hereby convey to Wayne Wells, That part of the SE1/4 SE1/4 of Section 7, Township 134, Range 35, described as follows: From the NW corner of said subdivision, as the point of beginning; thence E on the N line thereof, 639.7' to the center of Union Creek; thence S & W upstream on said creek to the E right of way line of Great Northern Railway and 40' S of the N line of said subdivision; thence SWtly across said railway right of way to a point on the W line thereof, and 250' from the N line of said subdivision as measured S on the W right of way line to the center of Union Creek; thence S 48 deg 30 min W 468.5' to the W line of said subdivision; thence N on the W line thereof, 419' to the point of beginning, excluding the right of way of Trunk Hwy No 71, and a cart way 1 rod wide bordering the W right of way line of the GNRR and extending from the N line of said subdivision to Union Creek and 250' in length and also the right of way of the GNRR, free from all encumbrances, AND That portion of the above described subdivision, as follows, with a point on the N line of said subdivision, 380.7' E of the NW corner thereof and intersection the W right of way line of the GNRR as the point of beginning; thence S1ly on the W line of said railway, 387'; thence S 43 deg 30 min W 123' to the Ntly right of way line of Trunk Hwy No 71; thence NWtly and paralleling said right of way, 250' to the N line of said subdivision; thence E 1 rod to the point of beginning, AND That part of the NE1/4 SE1/4 of

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.

This is an administrative hearing and your appearance is not required.

Date: September 1, 2023

BY THE COURT  
/s/ Doug Clark  
Judge of District Court  
/s/ Gina DeVilbiss Hendry  
Deputy Court Clerk

Breen & Person, Ltd.  
J. Brad Person, MN #0296302  
124 N. 6th Street, Box 472  
Brainerd, MN 56401  
Telephone: (218) 828-1248  
Facsimile: (218) 828-4832  
Email:  
brad@breenandperson.com

**Review Messenger**  
9-6,13c

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;

-and-

Publishing this Notice and Order in accordance with Minn. Stat. § 524.1-401(3).

BY THE COURT  
Dated: September 1, 2023

Doug Clark  
Judge of District Court

Kathryn Ouren,  
Court Administrator

SKOOG LAW  
Grant K. Skoog  
MN #0403246  
24 Colfax Ave SW, PO Box 623  
Wadena, MN 56482  
Telephone: 218-631-1228  
Email: grant@skooglaw.com  
ATTORNEY FOR THE PETITIONER

**Review Messenger**  
9-6,13c

**MEETING NOTICE**

**Runeberg Town Board** will hold its regular monthly meeting on **FRIDAY, SEPTEMBER 15, at 7:00 p.m., at the Town Hall**, to pay bills and do other legal business that comes before the board.

**Kristine Spadgenske, Clerk**  
**Runeberg Township**

9-13c

**City of Menahga**  
**Public Notice - Amend City Ordinance**

The City of Menahga has amended the City Ordinance 10.98 through 10.99, Enforcement and General Penalty, Chapter 92 Nuisances Sections 92.01 through 92.12 defining public nuisances.

These amendments become effective with this publication. This is a summarized ordinance. The full ordinance is available at City Hall and on the City website at [www.cityofmenahga.com](http://www.cityofmenahga.com).

Jensine Kurtti, Interim City Clerk/Treasurer

9-13c

**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: January 30, 2015

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$171,000.00

MORTGAGOR(S): Joseph W. Didier and Casey L. Schoon, both single people

MORTGAGEE: Wells Fargo Bank, N.A.

DATE AND PLACE OF FILING: Recorded on February 3, 2015 as Document Number 240590 in the Office of the County Recorder of Wadena County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: None.

LEGAL DESCRIPTION OF PROPERTY: The North 1,050 feet of the East 415 feet of the SE 1/4 of the NE 1/4 of Section 9, Township 136, Range 35, Wadena County, Minnesota.

STREET ADDRESS OF PROPERTY: 26579 US HIGHWAY 71, SEBEKA, MN 56477

COUNTY IN WHICH PROPERTY IS LOCATED: Wadena County, Minnesota.

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$148,762.18

TRANSACTION AGENT: None

NAME OF MORTGAGE ORIGINATOR: Wells Fargo Bank, N.A.

RESIDENTIAL SERVICER: Wells Fargo Bank, N.A.

TAX PARCEL IDENTIFICATION NUMBER: 11-009-1030

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: None

THAT no action or proceeding has been instituted at law to recover the debt then remaining secured by such mortgage, or any part thereof, or, if the action or proceeding has been instituted, that the same has been discontinued, or that an execution upon the judgment rendered therein has been returned unsatisfied, in whole or in part.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None

Dated: September 06, 2023

WELLS FARGO BANK, N.A.  
Mortgagee  
TROTTLAW, P.C.  
By: /s/  
N. Kibongni Fondungallah, Esq.  
Samuel R. Coleman, Esq.  
**\*Sung Woo Hong, Esq.\***  
Attorneys for Mortgagee  
25 Dale Street North  
St. Paul, MN 55102  
(651) 209-9760  
(23-0914-FC01)

**THIS IS A COMMUNICATION FROM A DEBT COLLECTOR**

**Review Messenger**  
9-13,20,27; 10-6,13,20c



**THINK FIRST,  
THEN DON'T  
DRINK AND DRIVE**

**LAND AUCTION**



**93.4 AC± | 4 TRACTS  
BECKER CO, MN**

**AUCTION: LIVE AND ONLINE AT  
RANCHANDFARMAUCTIONS.COM**

**AUCTION DATE: 10/4/23**  
**AUCTION TIME: 5:00 PM**

**AUCTION LOCATION:**  
HOLIDAY INN DETROIT LAKES  
1155 HWY 10 EAST  
DETROIT LAKES, MN 56501

**OPEN HOUSE: 9/22/23 | 4 - 6 PM**  
10/1/23 | 12 - 2 PM  
137<sup>TH</sup> ST, FRAZEE, MN 56544

**IN COOPERATION WITH WHITETAIL  
PROPERTIES REAL ESTATE, LLC**  
JASON ZIEGLER, AGENT: 701.367.2376

**RANCHANDFARMAUCTIONS.COM**

In Cooperation with Whitetail Properties Real Estate, LLC (90085023) and Menahga Ranch, LLC (908660)  
Joe Gieske, Director, Ranch & Farm Auctions, 217.298.0332 | Jason Ziegler, Minnesota Land Specialist for Whitetail Properties Real Estate, LLC, 701.367.2376