

NOTICE OF MORTGAGE FORECLOSURE SALE

DATE: June 30, 2023

YOU ARE NOTIFIED that default has occurred in the conditions of the following described Mortgage:

INFORMATION REGARDING MORTGAGE TO BE FORECLOSED

1. Date of Mortgage: **October 26, 2011**
2. Mortgagors: **Douglas A. Crosby, a single person**
3. Mortgagees: **Farmers and Merchants State Bank of Appleton, MN**
4. Recording Information:

Recorded on **October 31, 2011**, as Document Number A000355255, in the Office of the County Recorder of **Hubbard County, Minnesota**

INFORMATION REGARDING MORTGAGED PREMISES

6. Tax parcel identification number of the mortgaged premises: **11-25-01500 & 11-25-01600**
7. Legal description of the mortgaged premises: **SE1/4, Section 25, Township 145, Range 33.**
8. The physical street address, city, and zip code of the mortgaged premises: **26779 – 474th St., Laporte, MN 56461 and/or 47225 – 269th Ave, Laporte, MN 56461**

OTHER FORECLOSURE DATA

9. The person holding the Mortgage is not a transaction agent, as defined by Minn. Stat. 58.02, subd. 30. The name(s) of the residential mortgage servicer and the lender or broker, as defined in Minn. Stat. 58.02, is **Farmers and Merchants State Bank of Appleton, MN.**
10. **INFORMATION REGARDING FORECLOSURE**

11. The requisites of Minn. Stat. 580.02 have been satisfied.
12. The original principal amount secured by the Mortgage was \$ 220,000.00
13. At the date of this notice the amount due on the Mortgage,

including taxes, if any, paid by the holder of the Mortgage, is: **\$328,194.36.**

14. Pursuant to the power of sale in the Mortgage, the Mortgage will be foreclosed, and the mortgaged premises will be sold by the Sheriff of Hubbard County, Minnesota, at public auction on **October 18, 2023, at 10:00 a.m., at the Hubbard County Sheriff's Department, 203 Court Ave, Park Rapids, MN 56470.**
15. The time allowed by law for redemption by Mortgagor or Mortgagor's personal representatives or assigns is **12 months** after the date of sale.
16. Minn. Stat. 580.04(b) provides, "If the real estate is an

owner-occupied, single-family dwelling, the notice must also specify the date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under section 580.30 or the property redeemed under section 580.23." If this statute applies, the time to vacate the property is 11:59 p.m. on October 18, 2024.

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.

Name and address of Attorney for Mortgagee or Mortgage Assignee:

Matthew Haugen of the firm of Nelson, Oyen, Torvik, P.L.L.P. 221 N 1st Street Montevideo, MN 56265

Name of Mortgagee or Mortgage Assignee: **Farmers and Merchant State Bank of Appleton MN**

Northwoods Press
8-30;9-6,13,20,27;10-4

STATE OF MINNESOTA COUNTY OF CASS IN DISTRICT COURT NINTH JUDICIAL DISTRICT

Case Type: Other Civil

Joseph T. Harringer and Court Linda L. Harringer, Plaintiffs,

v. Clara Margaret Schueller (deceased), and all unknown heirs of Clara Margaret Schueller, and all other persons and entities unknown claiming any right, title, estate, interest or lien in the real estate described in the Complaint herein. Defendants.

AMENDED SUMMONS

THIS SUMMONS IS DI-

RECTED TO CLARA SCHUELLER AND ALL OTHER PERSONS AND ENTITIES UNKNOWN CLAIMING ANY RIGHT, TITLE, ESTATE, INTEREST OR LIEN IN THE REAL ESTATE DESCRIBED IN THE COMPLAINT.

1. YOU ARE HEREBY SUMMONED. The Plaintiff's Complaint, which is on file in the office of the Clerk of the above-named Court. Do not throw these papers away. They are official papers that affect your rights.

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:

Anderson, Ophoven, Stauffer & Jahn Law Office
520 NE 1st Avenue, Suite 1
Grand Rapids, MN 55744

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 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 Com-

plaint.

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.

ANDERSON, OPHOVEN, STAUFFER & JAHN, P.A.

Dated: August 31, 2023.

By: /s/ Jenna A. Jahn
Jenna A. Jahn #0398203
Attorney for Plaintiffs
520 NE 1st Avenue, Suite 1
Grand Rapids, MN 55744
Telephone: (218) 326-6631
Facsimile: (218) 326-9956
Jenna@aoslaw.net

Northwoods Press
9-6,13,20c

PUBLIC NOTICE OF REQUEST FOR PROPOSALS FOR UPDATING CASS COUNTY'S SOLID WASTE MANAGEMENT PLAN AND BUSINESS PLAN ANALYSIS FOR TAKING OVER SOLID WASTE CONTRACTED SERVICES

Cass County is soliciting proposals for Updating Cass County's Solid Waste Management Plan and Business Plan Analysis for Taking Over Solid Waste Contracted Services. Proposals may be submitted to Jeff Woodford, Environmental Services Director, 303 Minnesota Avenue West, PO Box 3000, Walker, Minnesota 56484, or by email to jeff.woodford@casscountymn.gov, until 4:00 P.M., Local time, on December 1, 2023.

Interested parties can view the complete request for proposals on the Cass County website at www.casscountymn.gov. For more information, call Jeff Woodford at the Cass County Environmental Services Department 218-547-7428. 9-6,13

CITY OF NEVIS NOTICE OF PLANNING AND ZONING PUBLIC HEARING

**Monday, September 25, 2023 at 5:30 p.m.
102 Main Street West, Nevis**

Topic: Planning and Zoning Ordinance #36

Amendment to: Division 25: Section 25-020, Section 25-040, Division 40: Section 40-030, and Division 50: Section 50-030; changing language to the Shoreland District.

Adding Division 97: RV Parks Within the City of Nevis Variance 2023-01 CindyLou's/Tavern 203: Approving a variance for a permanent deck

For more information contact the Nevis City Administration Office 218-652-3866

Northwoods Press
9-13c

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AD DEADLINE

for the
Northwoods Press
is
**Monday
11 a.m.**

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).

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

STATE OF MINNESOTA COUNTY OF HUBBARD

DISTRICT COURT NINTH JUDICIAL DISTRICT PROBATE DIVISION

Court File No. 29-PR-23-947

In Re: Estate of Lawrance E. Wallden, Decedent

NOTICE TO CREDITORS: FOREIGN PERSONAL REPRESENTATIVE ACTING IN MINNESOTA

Notice is given that Pauline E. Wallden, 3909 W. Crestridge Court, Peoria, IL 61615, is the domiciliary foreign personal representative ("Personal Representative") for the estate of Lawrance E. Wallden.

On August 24, 2023, the Personal Representative filed with the Court a document stating an intention to exercise, as to assets in Minnesota, all powers of local personal representative to maintain actions and proceedings in Minnesota in accordance with Minn. Stat. 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 local personal representative.

STATE OF MINNESOTA COUNTY OF HUBBARD

NINTH JUDICIAL DISTRICT DISTRICT COURT PROBATE DIVISION

Court File No. 29-PR-23-899

In Re: Estate of Virginia Clausen Brooks, 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 13, 2023, at 9:00 a.m., a hearing will be held in this 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 15, 2021, ("Will"), and for the appointment of Robert Swanson, whose address is 16226 Grinnell Avenue, Lakeville, MN 55044, 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-

Dated: September 12, 2023

BY THE COURT
Robert D. Tiffany,
Judge of District Court
Carissa Scholz,
Court Administrator
By: Leah Leavitt, Deputy

THOMASON, SWANSON & ZAHN, PLLC
Sara A. Swanson,
MN#0388991
120 N. Main Avenue,
P.O. Box 87
Park Rapids, MN 56470
Telephone: (218) 732-7236
Facsimile: (218) 732-5664
e-mail: saraswanson@tszlaw.com

ATTORNEY FOR PETITIONER

Northwoods Press
9-13,20c

STATE OF MINNESOTA, CASS COUNTY BOARD OF COMMISSIONERS

MEETING NOTICE

THE CASS COUNTY BOARD OF COMMISSIONERS will hold a regular meeting on TUESDAY, SEPTEMBER 19, 2023, at the PINE LAKE TOWNSHIP TOWNHALL, 6724 17TH AVE NW, WALKER, MN beginning at 6:00 p.m. with general business.

The County Board will have dinner prior to the meeting at the Benson's Eating and Drinking Emporium at 4:30 p.m., with no County business discussed.

/s/ Joshua D. Stevenson
Cass County Administrator 9-13

TODD TOWNSHIP NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN: Notice is hereby given that the Todd Township Planning Commission will convene on Tuesday, September 26, 2023 at 7:00 PM at the Hubbard County Law Enforcement Center (lower level community room) located at 301 Court Avenue, Park Rapids to conduct the following public hearings:

Requests related to the use of a property for commercial purposes. Approvals required include a rezoning of the parcel from Rural Residential to Commercial. Applicant and Property Owner: Tony Swenson. Property Address: 17931 119th Ave, Park Rapids. Parcel ID: 27.29.00210. Legal Description: Sect-29 Twp-140 Range-035 9.25 Ac 29-1a-2 N418 Of Ne1/4 Of Ne1/4 Ex W125 & Ex Hwy & Rd.

Requests related to the expansion of an existing business. Approvals required include a Conditional use permit to exceed 35% impervious coverage on a parcel used for a truck repair, parts and towing business. Applicant and Property Owner: JB Farrington Properties LLC. Property Address: 19451 139th Ave, Park Rapids. Parcel ID: 27.50.00210. Legal Description: .27 AC TOD STEK'S ADD E1/2 OF LOT 2.

Details of the above items are subject to change based on the discussions during the meeting. All interested persons are invited to attend these hearings and be heard or send written comments to Todd Township Zoning Administrator, Hometown Planning, 324 Broadway Street, Suite 101, Alexandria, MN 56308. Additional information and a staff report are available for viewing at www.hometownplanning.com (staff report typically 5-7 days prior to the hearing date). A quorum of the Town Board may be present at the meeting but will not hold deliberations or make any decisions.

Todd Township Planning Commission/Board of Adjustment
Dated: September 11, 2023.
Hometown Planning, Zoning Administrator
Todd Township

Northwoods Press
9-13c

TODD TOWNSHIP NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN: Notice is hereby given that the Todd Township Board of Adjustment will convene on Tuesday, September 26, 2023 at 7:30 PM at the Hubbard County Law Enforcement Center (lower level community room) located at 301 Court Avenue, Park Rapids to conduct the following public hearings:

Requests related to the expansion of an existing business. Approvals required include a Variance to construct a 40' x 60' garage/shop addition and a 16' x 24' office addition approximately 0 feet from a side property line (min. 10 feet required) to an existing building on a property used for a truck repair, parts and towing business. Applicant and Property Owner: JB Farrington Properties LLC. Property Address: 19451 139th Ave, Park Rapids. Parcel ID: 27.50.00210. Legal Description: .27 AC TOD STEK'S ADD E1/2 OF LOT 2.

Details of the above application(s) are subject to change based on the discussions during the meeting. All interested persons are invited to attend these hearings in person or electronically and be heard or send written comments to Todd Township Zoning Administrator, Hometown Planning, 324 Broadway Street, Suite 101, Alexandria, MN 56308. You may submit comments online and find additional information and a staff report for viewing at www.hometownplanning.com/todd_township (staff report typically 5-7 days prior to the hearing date). A quorum of the Town Board may be present at the meeting but will not hold deliberations or make any decisions.

Todd Township Planning Commission/Board of Adjustment
Dated: September 11, 2023.
Hometown Planning, Zoning Administrator
Todd Township

Northwoods Press
9-13c

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