



Property Transfer

05/26/2026 – 05/29/2026

Jon R. Miller, single person, hereby conveys to ASB Properties LLC, Lot 8, Block 1, High View Estates.

Sheldon P. Sagedahl, single person, hereby conveys to David Fredrick Kicker and Julia Ann Kicker, as jt ten, Lot 3, Block 1, Opal Acres.

Donald L. Ludovissie and Cheri R. Ludovissie as Trustees of the Ludovissie Family Revocable Trust, dated March 7, 2026, hereby conveys to Jerry W. Jasmer and Gail L. Jasmer, as jt ten, The SW1/4 SW1/4 NE1/4 of Section 35, Twp 134, Rg 34, in the Village of Aldrich, except the reserving of three tracts.

Steven W. Dougherty, aka Steve W. Dougherty, unmarried widower, hereby conveys to Miranda L. Engebretson and Jacob J. Engebretson, married couple, as jt ten, Part of the SW1/4 NE1/4, Section 3, Twp 134, Rg 34, described as follows: Commencing at the SW corner of said SW1/4 NE1/4; thence Ntly along the W line a distance of 235' to the point of beginning of tract to be described, thence Ntly along said W line a distance of 302.5'; thence Etlly along a line parallel with the S line of said SW1/4 NE1/4 a distance of 360'; thence Stly along a line parallel with the W line of said SW1/4 NE1/4 a distance of 302.5'; thence Wtly along a line parallel to the S line of said SW1/4 NE1/4 to the point of beginning. Containing 2.5 acres m/l.

Britney Bursch and Joshua Bursch, spouses married to each other

hereby conveys to Phillip Dykhoff and Malee Saithong as jt ten, Part of the SW1/4 of the SE1/4 lying W of Union Creek as it flowed on Feb 10, 1981 in Section 30; and the E1/2 of the SW1/4 of Section 30, Twp 134, Rg 35, except that part described as follows: beginning at the SE Corner of Section 30; thence W a distance of 210 rods to the point of beginning; thence E 50 rods; thence N 36 rods; thence southwly approx. 61.6 rods to the point of beginning, & also except that part describes as follows: beginning at the SE corner of Section 30; thence W a distance of 189 rods; thence N 80 rods to the point of beginning; thence E 29 rods; thence N 80 rods; thence W 5 rods; thence S 20 rods; thence southwly 65 rods to the point of beginning, all in Section 30, Twp 134, Rg 35.

City of Menahga hereby conveys to Mohawk Land LLC, Lot 13, Block 2, Southgate First Addition.

Kristen S Szathmary fka Kristen S Trout, a single person, hereby conveys to Izaiah L Moberg and Talia M Moberg, as jt ten, That part of Reserve Lot "A" in Borchardt's Addition to Wadena, described as follows: beginning at the SW corner of said reserve Lot "A", thence Nestly in the Wstly line of said Reserve Lot "A", 490.3'; thence S 80°20' E, 388.4' to Union Creek; thence Sthly along Union Creek as same now runs to the S line of Reserve Lot "A"; thence W in the S line of said Reserve Lot "A", 773.7' to the point of beginning. Subj to easement & Hwy ROW.

PLANNING COMMISSION PUBLIC NOTICE APPLICATION FOR A CONDITIONAL USE PERMIT

Notice is hereby given that on Thursday, the 18th day of June, 2026, at 7:00 p.m. the Planning Commission will hold a public hearing in the Multi-Purpose Room of the Wadena County Courthouse to consider the application of Ryan Busch, 641 Park Ave., Big Lake, MN 55309, for a Conditional Use Permit for the property located at: 39176 149th Ave., Menahga, MN 56464, and described as follows: W1/2 SW1/4 Except the South 330' of SW1/4 SW1/4, Section 1, Township 138 North, Range 35 West, Blueberry Township, located in an A-2 Mixed Forestry Agriculture District (full legal provided with application on County website).

The application, if approved, would allow increased commercial storage capacity in the form of 80 proposed shipping containers within the fenced perimeter of the Lower Twin Lakes Storage' established business.

To review the full context of this application, the public may go to the County website calendar at www.co.wadena.mn.us, click on "View All Events", and then on "Planning Commission and Board of Adjustment". You may have to scroll through several pages to find the application. All persons interested are invited to attend said hearing and be heard on this matter. Written correspondence must be received by the Wadena County Zoning Office, 415 Jefferson St. S., Room 234, Wadena, MN 56482 before close of business the day of the hearing in order to be accepted and must include the full name and address of the person sending the correspondence in order to be accepted for presentation to the Planning Commission at the public hearing. The correspondence may be submitted in person, by U.S. Mail, or by e-mail to the Zoning Office but it MUST include the required information.

Wadena County Planning Commission Date: May 29, 2026

Review Messenger 6-3c

OFFICE OF THE MINNESOTA SECRETARY OF STATE CERTIFICATE OF ASSUMED NAME Minnesota Statutes, 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: All Surface Epoxy LLC.

PRINCIPAL PLACE OF BUSINESS: 35905 139th Ave., Menahga, MN 56464

NAMEHOLDER(S): Dereck Haapala, 35905 139th Ave., Menahga, MN 56464

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: Dereck Haapala

MAILING ADDRESS: 35905 139th Ave., Menahga, MN 56464

EMAIL FOR OFFICIAL NOTICES: dereckhaapala@gmail.com

Filed April 30, 2026

Review Messenger 5-27;6-3pd

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Wadena County Planning Commission PUBLIC NOTICE Petition to amend the Subdivision Ordinance #4

Notice is hereby given that on Thursday the 18th day of June, 2026, at 7:00 p.m. the Planning Commission will hold a public hearing in the Auditorium of the Wadena County Courthouse to consider amendments to the Subdivision Ordinance #4 in multiple sections for the purpose of updating information and also including new language in Section 9. B. as it pertains to Administrative Subdivision of property. This Section allows a 1/4 1/4 section of land to be split a maximum of four (4) times for a total of 5 parcels in a 1/4 1/4 including the remnant parcel.

To review the full context of these amendments, the public may go to the County website calendar at www.co.wadena.mn.us, click on "View All Events", and then on "Planning Commission and Board of Adjustment". You may have to scroll through several pages to find the Draft Subdivision Ordinance. All persons interested are invited to attend said hearing and be heard on this matter. Written correspondence must be received by the Wadena County Zoning Office, 415 Jefferson St. S., Room 234, Wadena, MN 56482 before close of business the day of the hearing in order to be accepted and must include the full name and address of the person sending the correspondence in order to be accepted for presentation to the Planning Commission at the public hearing. The correspondence may be submitted in person, by U.S. Mail, or by e-mail to the Zoning Office but it MUST include the required information.

By: Wadena County Planning Commission Date: May 29, 2026

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: November 5, 2021

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$252,020.00

MORTGAGOR(S): Kari S. Wuollet and Kaisa M. Wuollet, married to each other

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Flagstar Bank, FSB

DATE AND PLACE OF FILING: Recorded on December 14, 2021 as Document Number 260378 in the Office of the County Recorder of Wadena County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: Lakeview Loan Servicing, LLC by assignment recorded on October 10, 2023 as Document Number 265488 in the Office of the County Recorder of Wadena County, Minnesota.

LEGAL DESCRIPTION OF PROPERTY: The Southwest Quarter of the Southwest Quarter of Section 34, Township 138, Range 34, Wadena County, Minnesota.

STREET ADDRESS OF PROPERTY: 19052 340TH ST, MENAHGA, MN 56464

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

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$232,469.41

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

NAME OF MORTGAGE ORIGINATOR: Flagstar Bank, FSB

RESIDENTIAL SERVICER: Nationstar Mortgage LLC, n/k/a Rocket Mortgage, LLC successor by merger to Nationstar Mortgage LLC

TAX PARCEL IDENTIFICATION NUMBER: 12-034-3020

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: 100052550564818309

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.

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Review Messenger 5-27;6-3,10,17,24;7-1c

MEADOW TWP. ROAD REVIEW

Meadow Town Board will meet at the Meadow Town Hall, 29468 189th Ave., Sebeka, on Saturday, June 20, 2026 at 10 a.m. for review of road and bridge needs. The board will depart from the Meadow Town Hall at 10 a.m. and travel together to inspect all township-maintained roads. The purpose of the inspection is to assess the condition of the township's infrastructure, identify maintenance and repair needs, and prioritize upcoming road improvement projects for the next fiscal year.

Janine Corbin, Clerk Meadow Township

6-3,10c



Marriage Licenses

Aaron Thomas Seberger and Moriah Durae Geiser, both of Brookings, S. Dak.
Eric Lee Blom and

Jennifer Ranae Ayers, both of Perham, Minn.
Scott Mark Smith and Sara Marie Byrd, both of Verndale Minn.

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