

# Public Notices

## Public Notice

MINNESOTA SECRETARY OF STATE  
CERTIFICATE OF ASSUMED NAME  
Minnesota Statues 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 consumers to be able to identify the true owner of a business.

1. State the exact assumed name under which the business is or will be conducted: **Camp Manitou**

2. State the address of the principal place of business. A complete street address or rural route and rural route box number is required; the address cannot be a P.O. Box.;;  
**929 2<sup>nd</sup> Street  
International Falls, MN. 56649**

3. List the name and complete street address of all persons conducting business under the above Assumed Name, OR if an entity, provide the legal corporate, LLC, or Limited Partnership name and registered office address. Attach additional sheet(s) if necessary;  
**Koerbitz Inc.  
929 2<sup>nd</sup> Street  
International Falls, MN. 56649**

4. I certify that I am authorized to sign this certificate and I further certify that I understand that by signing this certificate, I am subject to the penalties of perjury as set forth in Minnesota Statutes section 609.48 as if I had signed this certificate under oath.

11/27/13

/s/ Sara A. Koerbitz

Sara Koerbitz, Treasurer

Cheyenne Moseley, 323-962-8600,  
Ext. 7625  
Contact Person

The Journal  
January 4<sup>th</sup> & 8<sup>th</sup>, 2014

## Public Notice

Office of the Minnesota  
Secretary of State  
Certificate of Assumed Name  
Minnesota Statues, 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: **Tucker's Place Pet Grooming**

PRINCIPAL PLACE OF BUSINESS: **1117 7<sup>th</sup> Street, International Falls, MN 56649 USA**

NAMEHOLDER(S):  
Name: **Colleen Olestad**  
Address: **328 3<sup>rd</sup> Street  
International Falls, MN 56649**

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: **Colleen Olestad**

EMAIL FOR OFFICIAL NOTICES:  
**lisa@mltaccountingservices.com**

The Journal  
January 4<sup>th</sup> & 8<sup>th</sup>, 2014

and the costs and disbursements, including attorney fees, allowed by law subject to redemption within six months from the date of said sale by the mortgagor(s), their personal representatives or assigns.

DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, singlefamily dwelling, 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 is **July 23, 2014**.

MORTGAGOR(S) 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 RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED."

Dated: **NOVEMBER 26, 2013**

Shermoen & Jaksa, PLLP  
By: Kimberly A. Literovich  
ARN 0347632  
345 Sixth Avenue - PO Box 1072  
International Falls, Minnesota 56649

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

The Journal  
December 4<sup>th</sup>, 11<sup>th</sup>, 18<sup>th</sup>, 24<sup>th</sup>, 31<sup>st</sup>, 2013  
& January 8<sup>th</sup>, 2014

12. The original principal amount secured by the Mortgage was \$ 183,000.00.

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: \$161,448.25.

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 Koochiching County, Minnesota, at public auction on January 16, 2014, 10:00 a.m., at Koochiching County Sheriff's Office, 715 4th St., International Falls, MN 56649.

15. The time allowed by law for redemption by Mortgagor or Mortgagor's personal representatives or assigns is twelve (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 January 16, 2015.

**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.**

Dated: **NOVEMBER 26, 2013**

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& January 8<sup>th</sup>, 2014

NAME AND ADDRESS OF ATTORNEY FOR MORTGAGEE OR MORTGAGE ASSIGNEE:

Nora L. Crumpton  
Anderson Law Offices, P.A.  
115 Roberts Ave. N.E., P.O. Box 430  
Warroad, MN 56763  
(218) 386-1040

NAME OF MORTGAGEE OR MORTGAGE ASSIGNEE:

Border State Bank of International Falls

The Journal  
December 4<sup>th</sup>, 11<sup>th</sup>, 18<sup>th</sup>, 24<sup>th</sup>, 31<sup>st</sup>, 2013 & January 8<sup>th</sup>, 2014

DATE: November 30, 2013

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: March 24, 2005

2. Mortgagors: Daniel Thorstad, a/k/a Daniel P. Thorstad and Peggy Thorstad, a/k/a Peggy J. Thorstad

3. Mortgagees: Border State Bank of International Falls

4. Recording Information: Recorded on April 1, 2005, as Document Number 251455 in the Office of the County Recorder of Koochiching County, Minnesota.

5. Assignments of Mortgage, if any: n/a

**INFORMATION REGARDING MORTGAGED PREMISES**

6. Tax parcel identification number of the mortgaged premises: 13-036-43000

Legal description of the mortgaged premises: SW¼ SE¼ of Section 36, Township 69 North, Range 23 West

Check here if all or part of the described real property is Registered (Torrens)

8. The physical street address, city, and zip code of the mortgaged premises: 2352 Town. Rd. 182, Ray, MN 56669

**OTHER FORECLOSURE DATA**

9. The person holding the Mortgage is a transaction agent, as defined by Minn. Stat. 58.02, subd. 30. The name(s) of the transaction agent, residential mortgage servicer, and the lender or broker, as defined in Minn. Stat. 58.02, is/are Border State Bank.

The transaction agent's mortgage identification number, if stated on the Mortgage, is: not stated

10. If stated on the Mortgage, the name of the mortgage originator, as defined in Minn. Stat. 58.02, is Border State Bank.

**INFORMATION REGARDING FORECLOSURE**

11. The requisites of Minn. Stat. 580.02 have been satisfied.

to recover the debt secured by the 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: **January 23, 2014 10:00 a.m.**  
PLACE OF SALE: Koochiching County Sheriff's Office, Law Enforcement Center, 715 Fourth Street, International Falls, MN, to pay the debt then secured by said Mortgage, and taxes, if any, on said premises, including attorney fees, allowed by law subject to redemption within six months from the date of said sale by the mortgagor(s), their personal representatives or assigns.

DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, singlefamily dwelling, 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 is **July 23, 2014**.

MORTGAGOR(S) 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 RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED."

Dated: **NOVEMBER 26, 2013**

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By: Kimberly A. Literovich  
ARN 0347632  
345 Sixth Avenue - PO Box 1072  
International Falls, Minnesota 56649

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

The Journal  
December 4<sup>th</sup>, 11<sup>th</sup>, 18<sup>th</sup>, 24<sup>th</sup>, 31<sup>st</sup>, 2013  
& January 8<sup>th</sup>, 2014

13-091133

**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 2, 2004

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$66,500.00

MORTGAGOR(S): David W Turner and Tracey R Turner, husband and wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

MIN#: 1000739-8220629721-9

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Bremer Bank, National Association

SERVICER: EverBank

DATE AND PLACE OF FILING: Filed July 6, 2004, Koochiching County Recorder, as Document Number 248563

ASSIGNMENTS OF MORTGAGE: As-

signed to: EverBank

LEGAL DESCRIPTION OF PROPERTY:

Lots 17, 18 and 19, Block 5, Holler's Addition to Koochiching

PROPERTY ADDRESS: 1629 3Rd Ave E, International Falls, MN 56649

PROPERTY IDENTIFICATION NUMBER: 92-120-05170

COUNTY IN WHICH PROPERTY IS LOCATED: Koochiching

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$64,907.82

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;

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: February 4, 2014, 10:00am**

PLACE OF SALE: Sheriff's Main Office, Courthouse Complex, West End, 4th St. and 8th Ave., International Falls, MN 56649

to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorneys fees allowed by law, subject to redemption within 6 months from the date of said sale by the mortgagor(s) the personal representatives or assigns.

**TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property, if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 580.23, is 11:59 p.m. on August 4, 2014, or the next business day if August 4, 2014 falls on a Saturday, Sunday or legal holiday.**

"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 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: December 12, 2013

EverBank

Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP

BY

Lawrence P. Zielke - 152559  
Diane F. Mach - 273788  
Melissa L. B. Porter - 0337778  
Randolph W. Dawdy - 2160X  
Ronald W. Spencer - 0104061  
Stephanie O. Nelson - 0388918  
Gary J. Evers - 0134764  
Attorneys for Mortgagee  
12550 West Frontage Road, Ste. 200  
Burnsville, MN 55337  
(952) 831-4060

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

The Journal  
December 18<sup>th</sup>, 24<sup>th</sup>, 31<sup>st</sup>, 2013  
January 8<sup>th</sup>, 15<sup>th</sup>, 22<sup>nd</sup>, 2014

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