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# Public Notices

## Public Notice

STATE OF MINNESOTA  
COUNTY OF KOOCHICHING  
DISTRICT COURT  
PROBATE DIVISION  
NINTH JUDICIAL DISTRICT

Court File No. 36-PR-14-427

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

Estate of:

Lloyd Alton Ableman  
Decedent

It is Ordered and Notice is given that on September 11, 2014 at 2:00 (p.m.), a hearing will be held in this Court at International Falls, Minnesota, for the formal probate of an instrument purporting to be the will of the Decedent, dated March 5, 2001, and for the appointment of Michael Allen Ableman, whose address is 2840 Halvorson Road, Orr, MN 55723 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 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.

IT IS HEREBY FURTHER ORDERED that no formal hearing will be held unless written objections have been filed with this Court prior to the date set for hearing.

Date: July 7, 2014

/s/ Charles H. LeDuc  
Judge

Date: July 7, 2014

/s/ Sara Thompson, Deputy  
Court Administrator

(COURT SEAL)

Attorney for Personal Representative  
Lyndon F. Larsen, #60318  
438 Third Street  
International Falls, MN 56649  
(218) 285-7434

The Journal  
July 12<sup>th</sup> & 19<sup>th</sup>, 2014

## Public Notice

STATE OF MINNESOTA  
COUNTY OF KOOCHICHING

DISTRICT COURT  
NINTH JUDICIAL DISTRICT  
Court File No.: 36-PR-14-426

NOTICE OF AND ORDER FOR HEARING ON PETITION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF CO-PERSONAL REPRESENTATIVES AND NOTICE TO CREDITORS

In Re: Estate of  
Arden Erickson Barnes,  
a/k/a Arden E. Barnes  
Decedent

It is Ordered and Notice is given that on August 14<sup>th</sup>, 2014 at 2:00 p.m. a hearing will be held in this Court at 715 Fourth Street, International Falls, Minnesota, on a petition for the formal probate of an instrument purporting to be the decedent's Will dated May 22, 2013, and for the appointment of Randy Carmody, whose address is 1548 Kings Highway, Ft. Frances, Ontario, Canada P9A 2X6, and Kristin Hel-leloid, whose address is 1918 County Road 138, International Falls, Minnesota 56649, as co-personal representative of the decedent's estate in an unsupervised administration.

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 co-personal representatives will be appointed with the full power to administer the decedent's estate, including the power to collect all the assets; pay all legal debts, claims, taxes, and expenses; sell real and personal property; and do all necessary acts for the decedent's estate.

Notice is further given that, subject to Minn. Stat. § 524.3-801, all creditors having claims against the decedent's estate are required to present the claims to the co-personal representatives or to the Court within four (4) months after the date of this notice or the claims will be barred.

BY THE COURT

Dated: 7-7-14

/s/ Charles H. LeDuc  
Judge of District Court

Dated: 7-7-14

/s/ Sara Thompson  
Court Administrator

Court File No. 36-PR-14-426

STEVEN M. SHERMOEN  
LAW OFFICE  
MN # 100304  
501 Fourth Street  
P.O. Box 1152  
International Falls, MN 56649  
Telephone: 218-285-2972  
Facsimile: 218-285-9117

The Journal  
July 12<sup>th</sup> & 19<sup>th</sup>, 2014

## Public Notice

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: November 5, 2007 MORTGAGOR: Amber C. Custer, a single person. MORTGAGEE: Border State Bank. DATE AND PLACE OF RECORDING: Recorded November 6, 2007 Koochiching County Recorder, Document No. A000260969. ASSIGNMENTS OF MORTGAGE: Assigned to: Merchants Bank, National Association. Dated November 5, 2007 Recorded November 6, 2007, as Document No. A000260970.

TRANSACTION AGENT: NONE TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: NONE LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Border State Bank RESIDENTIAL MORTGAGE SERVICER: Merchants Bank, N.A. MORTGAGED PROPERTY ADDRESS: 821 5th Street, International Falls, MN 56649 TAX PARCEL I.D. #: 92.006.41010 LEGAL DESCRIPTION OF PROPERTY: Lot 1 and The W 1/2 of Lot 2, Block 41, plat of International Falls. COUNTY IN WHICH PROPERTY IS LOCATED: Koochiching ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$53,200.00 AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$52,111.34 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 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: August 28, 2014 at 10:00 AM PLACE OF SALE: Sheriff's Office, Law Enforcement Center, International Falls, MN to pay the debt then 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 six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns unless reduced to Five (5) weeks under MN Stat. §580.07.

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 March 2, 2015, unless that date falls on a weekend or legal holiday, in which case it is the next weekday, and unless the redemption period is reduced to 5 weeks under MN Stat. Secs. 580.07 or 582.032.

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: July 1, 2014

Merchants Bank, National Association Mortgagee/Assignee of Mortgagee USSET, WEINGARDEN AND LIEBO, P.L.L.P. Attorneys for Mortgagee/Assignee of Mortgagee 4500 Park Glen Road #300 Minneapolis, MN 55416 (952) 925-6888 94 - 14-003736 FC

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

The Journal  
July 12<sup>th</sup>, 19<sup>th</sup>, 26<sup>th</sup>, &  
August 2<sup>nd</sup>, 9<sup>th</sup>, 16<sup>th</sup>, 2014

## Public Notice

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:

Mortgagor: Edlice P.E. Hyatt and Brenda Hyatt, husband and wife Mortgagee: Wells Fargo Home Mortgage, Inc. Dated: 04/11/2002 Recorded: 04/11/2002 Koochiching County Recorder Document No. 237126

Assigned To: Minnesota Housing Finance Agency Dated: 04/11/2002 Recorded: 04/11/2002 Koochiching County Recorder Document No. 237127

Transaction Agent: N/A Transaction Agent Mortgage ID No: N/A Lender or Broker: Wells Fargo Home Mortgage, Inc. Servicer: U.S. Bank Home Mortgage Mortgage Originator: Wells Fargo Home Mortgage, Inc.

LEGAL DESCRIPTION OF PROPERTY: Lot 19 and 20, Block 3, Holler's Addition to Koochiching

This is Abstract Property.

TAX PARCEL NO.: 92-120-03190

ADDRESS OF PROPERTY: 1521 Second Avenue East International Falls, MN 56649

COUNTY IN WHICH PROPERTY IS LOCATED: Koochiching

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: 28,565.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: 26,147.10

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 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: August 5, 2014, 10:00 AM

PLACE OF SALE: Sheriff's Office, City of International Falls

to pay the debt then 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), their personal representatives or assigns.

DATE TO VACATE PROPERTY: The date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under Minnesota Statutes section 580.30 or the property redeemed under Minnesota Statutes section 580.23 is February 5, 2015 at 11:59 p.m. If the foregoing date is a Saturday, Sunday or legal holiday, then the date to vacate is the next business day at 11:59 p.m.

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: May 30, 2014

Minnesota Housing Finance Agency, Assignee of Mortgagee

PETERSON, FRAM & BERGMAN, P.A. By: Michael T. Oberle, Ben I. Rust, Jonathan R. Cuskey, Michael V. Schelsman, Tracy J. Halliday Attorneys for: Minnesota Housing Finance Agency, Assignee of Mortgagee 55 East Fifth Street, Suite 800 St. Paul, MN 55101-1718 651-209-7599

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

16205-13-00856-3

The Journal  
June 14<sup>th</sup>, 21<sup>st</sup>, 28<sup>th</sup> &  
July 5<sup>th</sup>, 12<sup>th</sup>, 19<sup>th</sup>, 2014

## Public Notice

NOTICE OF FILING DATES FOR ELECTION TO THE SCHOOL BOARD INDEPENDENT SCHOOL DISTRICT NO. 362 LITTLEFORK-BIG FALLS STATE OF MINNESOTA

NOTICE IS HEREBY GIVEN that the period for filing

Affidavits of candidacy for the office of school board member of Independent School District No. 362 shall begin on July 29, 2014 and shall close at 5:00 o'clock p.m. on August 12, 2014. The general election shall be held

on Tuesday, November 4, 2014. At that election, three members will be elected to the School Board for terms of four (4) years each. Affidavits of Candidacy are available from the school district clerk, 700 Main Street, Littlefork Minnesota. The filing fee for this office is \$2. A candidate for this office must be an eligible voter, must be 21 years of age or more on assuming office, must have been resident of the school district from which the candidate seeks election for thirty (30) days before the general election, and must have no other affidavit on file for any other office at the same primary or next ensuing general election. The affidavits of candidacy must be filed in the office of the school district clerk and filing fee paid prior to 5:00 o'clock p.m. August 12, 2014.

Dated: July 7, 2014

BY ORDER OF THE SCHOOL BOARD

/s/ Anita Gray  
School District Clerk

The Journal  
July 12<sup>th</sup> & 16<sup>th</sup>, 2014

## Public Notice

NOTICE OF FILING DATES FOR ELECTION OF MAYOR AND CITY COUNCIL TO THE CITY OF BIG FALLS, STATE OF MN

NOTICE IS HEREBY GIVEN that the period for filing affidavits of candidacy for the City of Big Falls shall begin on July 29, 2014 and shall close at 4:30 on August 12, 2014. The following offices shall be filled at the November 4, 2014 City Election:

Mayor - for a term of two (2) years  
Two Councilpersons - for a term of four (4) years each

Affidavits of Candidacy are available for the City offices from the City Clerk at 410 2<sup>nd</sup> St NW, Big Falls, MN. The filing fee for each of these offices is \$2.00. All candidates must be an eligible voter, must be 21 years of age or more on assuming office, must have been a resident of the City of Big Falls for 30 days before the general election, and must have no other affidavit on file for any other office at the same primary or next ensuing general election.

Joan Nelson  
City Clerk/Treasurer

The Journal  
July 12<sup>th</sup>, 2014

## Public Notice

CITY OF LITTLEFORK

Notice of Filing Dates

Notice is hereby given that filings for City Council and the Mayor positions will open at 8:00 a.m. Tuesday, July 29 and close at 5:00 p.m. Tuesday, August 12. There are two (2) 4-year term Council seats open and one (1) 2-year term Mayoral seat open. Interested persons can file and pay the \$2.00 filing fee at the Littlefork City Clerk's office located at 901 Main Street.

Sonja E. Pelland  
City Clerk/Administrator

The Journal  
July 9<sup>th</sup> & 12<sup>th</sup>, 2014