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218-285-7411

# Public Notices

## 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: October 19, 2009 MORTGAGOR: Nancy J Bell and Loren Bell, wife and husband. MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for U.S. Bank National Association. DATE AND PLACE OF RECORDING: Recorded October 29, 2009 Koochiching County Recorder, Document No. 000267181. ASSIGNMENTS OF MORTGAGE: Assigned to: U.S. Bank National Association. Dated April 30, 2013 Recorded May 10, 2013, as Document No. 000277626.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc. TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 100021268300511363 LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: U.S. Bank National Association. RESIDENTIAL MORTGAGE SERVICER: U.S. Bank Home Mortgage, a division of U.S. Bank National Association. MORTGAGED PROPERTY ADDRESS: 12090 Front Street a/k/a 12255 Front Street, Northome, MN 56661 TAX PARCEL I.D. #: 9700100361 LEGAL DESCRIPTION OF PROPERTY: Lot Thirty Six (36), Auditor's Plat No. 21, less the following described tract: Commencing at the NE corner of said Lot; thence 60 feet West along the North line thereof; thence South 50 feet; thence East 60 feet; thence North to the point of beginning less highway, Koochiching County, Minnesota. 2009 Net Taxes \$301.00 Special Assessments \$85. COUNTY IN WHICH PROPERTY IS LOCATED: Koochiching ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$59,676.00 AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$62,091.40 That prior to the commencement of this mortgage foreclosure proceed-

ing 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: January 2, 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 July 2, 2014, 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: October 10, 2013

U.S. 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  
19 - 13-005279 FC

THIS IS A COMMUNICATION FROM A

DEBT COLLECTOR.

The Journal  
November 13<sup>th</sup>, 20<sup>th</sup>, 27<sup>th</sup>, &  
December 4<sup>th</sup>, 11<sup>th</sup>, 18<sup>th</sup>, 2013

Public Notice

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 requires or consumer protection in order to enable customers to be able to identify the true owner of a business.

ASSUMED NAME: **Bennett Repair**

PRINCIPAL PLACE OF BUSINESS: **4159 Town Road 219  
International Falls, MN. 56649 USA**

NAMEHOLDER(S):

Name: **Paul James Bennett Jr.**  
Address: **4159 Town Road 219,  
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 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: **Paul J Bennett Jr.**

MAILING ADDRESS: **None Provided**

EMAIL FOR OFFICIAL NOTICES: **pjbennett71@hotmail.com**

The Journal  
November 16<sup>th</sup> & 20<sup>th</sup>, 2013

Public Notice

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20 Custom motorcycle. One owner, low miles. Great ride with custom paint & Loaded with chrome.

Asking \$6,500  
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Motor home. Loaded with feature & designated for home away from home comfort

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201 Lake Cruiser. Designed for moon-light rides, Saturday runs & fishing, lots of boating left in this one.

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218-555-5555



19 Jeep Cherokee. 4-Wheel drive, auto air, cruise, leather, 6 cyl, 4.0L, excellent condition. Low miles. One owner.

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  - Your ad will run for 3 months. Call us when it sells. If it does not sell you can call us and renew your ad for an additional \$39 for 3 months.
  - At renewal time you can lower the price or make changes to the description.
  - Pre-payment is required. No refunds or credit for early sales.

- To run online at [www.ifallsjournal.com](http://www.ifallsjournal.com)
- Color photo with ad

## Public Notice

STATE OF MINNESOTA

COUNTY OF KOOCHICHING

DISTRICT COURT

NINTH JUDICIAL DISTRICT

SUMMONS

Court File No. 36-CV-13-352

Norman Reller and Juanita Reller, Plaintiff

vs.

Glen Spears, Fairybelle Spears, Milbert Walker, Dorothy Walker, and their unknown heirs and assigns, and all other persons unknown claiming any right, title, estate, interest or lien upon the real estate described in the Complaint in this matter, Defendants

TO THE ABOVE-NAMED DEFENDENTS:

YOU ARE HEREBY SUMMONED and required to serve upon plaintiff's attorney an answer to the Complaints which is filed and on record with the Koochiching County Court Administrator's Office, 715 Fourth Street, International Falls, MN 56649 within 20 days after service of this Summons upon you, exclusive of the day of service. If you fail to do so judgment by default will be taken against you for the relief demanded in the Complaint.

The purpose of this Action is to determine that the plaintiff is the owner of the real property described in the Summons and Complaint, that the defendants have no estate or interest in this property.

This action involves, affects, or brings into question real property situated in the County of Koochiching, State of Minnesota, legally described as follows:

**Lot 6, NE1/4 SW1/4 and N1/2 SE1/4, Section 6, Township 68 North, Range 26 West of the Fourth Principal Meridian.**

Dated: June 3<sup>rd</sup>, 2013

By: /s/ Kimberly A. Wimmer  
Kimberly A. Wimmer  
Wimmer Law Office, P.A.  
Attorney Reg. No. #322635  
Attorney for Plaintiff  
201 Main Street-P.O. Box 151  
Littlefork, MN 56653  
(218) 278-4100

The Journal  
November 9<sup>th</sup>, 13<sup>th</sup>, & 20<sup>th</sup>, 2013

**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: February 6, 2008

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$50,000.00

MORTGAGOR(S): Robert Troy, a single person

MORTGAGEE: First National Bank

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: First National Bank

SERVICER: Wells Fargo Bank, N.A.

DATE AND PLACE OF FILING: Filed February 8, 2008, Koochiching County Recorder, as Document Number A000261675. Thereafter modified by LOAN MODIFICATION AGREEMENT to increase the value of the mortgage to \$54,201.00 dated July 16, 2008 and recorded August 05, 2008 as document number A000263315

ASSIGNMENTS OF MORTGAGE: Assigned to: Wells Fargo Bank, NA

LEGAL DESCRIPTION OF PROPERTY: Lots 16, 17 and 18, and Lots 6, 7, 8, and 9, Block Three (3) Second Addition to Northhome

PROPERTY ADDRESS: 12186 2Nd St, Northome, MN 56661

PROPERTY IDENTIFICATION NUMBER: 97-004-03060

COUNTY IN WHICH PROPERTY IS LOCATED: Koochiching

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$54,535.87

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: January 9, 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 July 9, 2014.

"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: November 12, 2013

Wells Fargo Bank, NA  
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  
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12550 West Frontage Road, Ste. 200  
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(952) 831-4060

13-093432

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

The Journal  
November 20<sup>th</sup>, 27<sup>th</sup>, December 4<sup>th</sup>,  
11<sup>th</sup>, 18<sup>th</sup>, 24<sup>th</sup>, 2013