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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 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: 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 13th, 20th, 27th, &
December 4th, 11th, 18th, 2013**

Public Notice

BID NOTICE

Notice is hereby given that the Koochiching County Board will receive sealed bids from Qualified Newspapers as defined in M.S. 331A to purchase space for 2014 publication of the following (separate bids

will be received for each):

1. Publication of legal notices and board proceedings in full or summary form. Board minutes to be published within three weeks after Board approval.
2. Publication of 2013 financial statement.
3. Two publications of delinquent tax list for 2013.

Bids should be quoted on a per square inch basis. All bids will be opened and tabulated on December 13, 2013 - 9:00 a.m. in the County boardroom. Bid will be awarded on January 7, 2014 - the first regular session of the County Board per MN Statute.

Successful bidder is expected (to distribute by delivery or mail to area residences) (to distribute by making available to the general public) a minimum of 5,000 copies throughout the County. County Board reserves the right to reject any and all bids or waive any informalities contained in any bid received. Required bid forms can be obtained in the County Administration Office and must be submitted to the County Auditor by 9:00 a.m. on December 13, 2013.

By Order of the Koochiching County Board:

Teresa Briggs, Administration Director

BID FORM FOR QUALIFIED NEWSPAPER AS STIPULATED IN M.S. 331A FOR COUNTY PUBLICATIONS

This form is required by the County Board of Commissioners to be completed by each bidder.

2014 Legal Publications:

Name of Bidder: _____

Address of Bidder: _____

Bid is as follows:

1. Per inch cost for publication of legal notices and board proceedings:

Photo ready _____
Composition required _____
2. Per inch cost for publication of 2013 financial statement:

Photo ready _____
Composition required _____
3. Per inch cost for publication of 2013 delinquent tax list:
Cost for First Print

Photo ready _____
Composition required _____

Per inch cost for publication of 2013 delinquent tax list:
Cost for Rerun Rate for Second Print

Photo ready _____
Composition required _____

*** Board minutes publish in full or summary and will be published within three weeks times after Board approval.

*** Successful bidder is expected (to distribute by delivery or mail to area residences) (to distribute by making available to the general public) a minimum of 5,000 copies throughout the County.

**The Journal
November 27th & December 4th, 2013**

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:

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
Gary J. Evers - 0134764
Attorneys for Mortgagee
12550 West Frontage Road, Ste. 200
Burnsville, MN 55337
(952) 831-4060

13-093432

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

**The Journal
November 20th, 27th, December 4th,
11th, 18th, 24th, 2013**

Public Notice

**SCHOOL BOARD MINUTES
INDEPENDENT SCHOOL DISTRICT #362
OCTOBER 23, 2013**

The October 23, 2013 regular meeting of the School Board was called to order by Chair Michael Imhof at

6:00 p.m. with all members present except Julie Lepisto.

Motion by Monte Nelson, seconded by Keith Knaeble, and carried unanimously to approve the agenda with removing test scores until the November meeting.

Student of the month for J.H. ElisaAuna W. and S.H. Hannah C.

Recognition: Homecoming, Volleyball Team, Parent Teacher Conference up 50%. Thank you to Mr. Bilben for helping out when Mr. Bachmeier was absent. Thank you for the following donations: April Nelson and Cordie Davis, Stewart's Super One, and North Star Electric. Kooch. Emergency Preparedness grant for offering vaccinations

Public Forum: Mr. Millerbernd

Motion by Doug Franz, seconded by Keith Knaeble, and carried unanimously to approve the minutes of the September 18th regular meeting.

Motion by Monte Nelson, seconded by Keith Knaeble, and carried unanimously to approve the invoices in the amount of \$220,937.46.

Motion by Doug Franz, seconded by Keith Knaeble, and carried unanimously to approve the consent agenda:

Resignation:
A. Scott Jean, Asst. Girls Basketball Coach

Hire:
A. Glenn Anderson, Asst. Girls Basketball Coach, Step 1
B. Amis MacKenzie, C-Team Girls Basketball Coach, Step 3

Motion by Doug Franz, seconded by Keith Knaeble, and carried unanimously to approve the MSHSL-Grant Application.

Motion by Monte Nelson, seconded by Keith Knaeble, and carried unanimously to approve the Resolution for the One Day Bond Sale in the amount of \$133,000.


Motion by Monte Nelson, seconded by, Keith Knaeble, and carried unanimously to approve the Transportation Contract with the addition of the word District on page 2, the first paragraph. Selling the school buses to Voyageur for \$218,000.

Boise donation will be used to purchase sewing machines.

Reports: None

Motion by Monte Nelson, and seconded by Doug Franz, and carried unanimously to adjourn at 6:27 p.m.

**The Journal
November 27th, 2013**



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