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Public Notices

Public Notice

INDEPENDENT SCHOOL DISTRICT
NO. 361
INTERNATIONAL FALLS, MINNESOTA
NOTICE TO RECEIVE
QUOTATIONS FOR

ANNUAL AUDIT SERVICES

The School Board of Independent School District No. 361, International Falls, Minnesota, shall receive quotations until 3:00 p.m. on Tuesday, February 10th, 2015, for the contracting of an annual district audit for the fiscal year ending June 30, 2015.

Specifications and forms may be secured at the Office of the Superintendent of Schools, Falls High School, International Falls, Minnesota or on-line at www.isd361.k12.mn.us

The School Board reserves the right to reject any and all quotes and to waive informalities and technicalities.

Quotes are to be addressed to Stacy Frederickson, Business Manager, I.S.D. #361, and marked "Annual Audit Quote" on the outside of the envelope.

Gordon Dault
Clerk of School Board
Independent School District #361

The Journal
January 28th & 31st, 2015

Public Notice

BID FOR VEHICLE SALES

Littlefork-Big Falls School District has a 2000 Chev. Lumina, 144,000 miles with minimum bid of \$1,100. 2002 Chev. ES Express van, 118,000 miles with minimum bid of \$5,600. 2003 Chev. ES Express van 64,000 miles with minimum bid of \$9,938. Vehicles can be seen at the Littlefork-Big Falls bus garage. Bids should be in a sealed envelope, marked BID. Please send to Christopher Bachmeier, Superintendent, ISD #362, 700 Main Street, Littlefork, MN 56653. All bids need to be received by 10 a.m. on Friday, February 6th, 2015. Bid opening will be at 12 noon on February 6th.

The Journal
January 28th, 31st and
February 4th, 2015

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: Shamara J. Danielson, a single person
Mortgagee: Wells Fargo Home Mortgage, Inc.

Dated: 10/04/2002
Recorded: 10/07/2002
Koochiching County Recorder Document No. 239426

Assigned To: Minnesota Housing Finance Agency
Dated: 10/04/2002
Recorded: 10/07/2002
Koochiching County Recorder Document No. 239427

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

LEGAL DESCRIPTION OF PROPERTY: Lot 19 and the West 1/2 of Lot 18, Block 57, Block 57 (and other blocks) of International Falls

This is Abstract Property.

TAX PARCEL NO.: 92-007-57180

ADDRESS OF PROPERTY: 712 SEVENTH ST
INTERNATIONAL FALLS, MN 56649

COUNTY IN WHICH PROPERTY IS LOCATED: Koochiching

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: 25,057.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: 20,705.46

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: March 10, 2015, 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 September 10, 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: December 11, 2014

Minnesota Housing Finance Agency, Assignee of Mortgagee

PFB LAW, PROFESSIONAL ASSOCIATION
By: Ben I. Rust, Jonathan R. Cuskey, Michael V. Schleisman
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.
16205-14-01813-1

The Journal
January 14th, 21st, 28th &
February 4th, 11th, 18th, 2015

Public Notice

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE: December 21, 2012

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$147,250.00

MORTGAGOR(S): Jeffrey Mettler and Christine Mettler, husband and wife

MORTGAGEE: TruStar Federal Credit Union

DATE AND PLACE OF RECORDING: Recorded: January 03, 2013
Koochiching County Recorder
Document Number: A000276638

ASSIGNMENTS OF MORTGAGE: And assigned to: Associated Bank, N.A.
Dated: December 21, 2012
Recorded: February 13, 2013
Koochiching County Recorder
Document Number: A000276987

Transaction Agent: Not Applicable
Transaction Agent Mortgage Identification Number: Not Applicable
Lender or Broker: TruStar Federal Credit Union
Residential Mortgage Servicer: Associated Bank - WI
Mortgage Originator: Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Koochiching
Property Address: 4434 County Road 90 E, International Falls, MN 56649-9136
Tax Parcel ID Number: 21-029-32100

LEGAL DESCRIPTION OF PROPERTY: North 330 feet of the South 660 feet of NW1/4SW1/4, Section 29, Township 70, Range 24, West of the Fourth Principal Meridian

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$145,441.44

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 19, 2015 at 10:00 AM

PLACE OF SALE: Sheriff's Main Office, Law Enforcement Center, Courthouse Annex, International Falls, Minnesota

to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorney 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.

If the Mortgage is not reinstated under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, the Mortgage must vacate the property on or before 11:59 p.m. on August 19, 2015, or the next business day if August 19, 2015 falls on a Saturday, Sunday or legal holiday.

Mortgagor(s) released from financial obligation: NONE

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO

COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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.

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: December 01, 2014
ASSIGNEE OF MORTGAGEE: Associated Bank, N.A.

Wilford, Geske & Cook P.A.
Attorneys for Assignee of Mortgagee
7616 Currell Blvd, Suite 200
Woodbury, MN 55125-4393
(651) 209-3300

File Number: 032534F01

The Journal
January 7th, 14th, 21st, 28th &
February 4th, 11th, 2015

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: March 23, 2004

MORTGAGOR: Christine C. Woolsey, a single person.

MORTGAGEE: Border State Bank of International Falls.

DATE AND PLACE OF RECORDING:.. Recorded April 8, 2004 Koochiching County Recorder, Document No. 247336.

ASSIGNMENTS OF MORTGAGE: Assigned to: Merchants Bank, National Association. Dated March 23, 2004 Recorded April 8, 2004, as Document No. 247337.

TRANSACTION AGENT: NONE
TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: NONE
LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Border State Bank of International Falls
RESIDENTIAL MORTGAGE SERVICER: Merchants Bank, N.A.
MORTGAGED PROPERTY ADDRESS: 1711 1st Avenue East, International Falls, MN 56649
TAX PARCEL I.D. #: 92.109.09260
LEGAL DESCRIPTION OF PROPERTY:

Lots 26, 27 and 28, Block 9, Plat of Franson's Addition to Koochiching, Koochiching County, Minnesota.

COUNTY IN WHICH PROPERTY IS LOCATED: Koochiching
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$52,250.00
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$42,708.68

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: February 26, 2015 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 August 26, 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: December 22, 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
94-14-008332 FC

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

The Journal
January 7th, 14th, 21st, 28th &
February 4th, 11th, 2015