

Public Notices

Public Notice

Court File Number: **36-JV-13-544**

SUMMONS
Child In Need Of Protection or Services Petition

Darnell N Warren
202 22 ST E APT 206
Int'l Falls MN 56649-4061

In the Matter of the Welfare of the Child(ren) of: Jana Raelynne Reff, Mother and Daniel Gordon Wagner, Father

Please take notice that on August 16, 2013, a petition was filed with the above-named court alleging that the child(ren) of the above-named parent(s) or legal custodian(s) to be in need of protection or services. A copy of the Petition is attached.

YOU ARE HEARBY SUMMONED AND REQUIRED TO APPEAR IN COURT at the following date, time and place where a hearing regarding the Petition and the best interests of the child(ren) will be held:

October 24th, 2013
Admit/Deny Hearing
9:15AM
District Court Judge Charles H. LeDuc
Koochiching County District Court
715 4th Street
International Falls Minnesota 56649
218-283-1160

YOU HAVE BEEN SERVED WITH THIS SUMMONS because, pursuant to statute or court rule:

- You are a parent to the child (ren) named in the petition; or
- You are a party to this proceeding pursuant to Juvenile Protection Rule 21.01 or an attorney for a party, or
- You have legal custody of the child who is the subject of the Petition; or
- You are a person whose presence the court believes is important to a determination concerning the best interests of the child(ren) who are the subject

IF YOU FAIL TO APPEAR AT THE HEARING:

- The court may conduct the hearing without you; and
- The court may find that the factual allegations and statutory grounds set forth in the petition have been proved; and
- The court may enter an order granting the relief requested in the petition, which may include: removing the child(ren) from the home of the parent or legal custodian and placing the child(ren) in foster care;

permanently severing the parent's rights to the child (ren) pursuant to a termination of parental rights petition;

permanently transferring the child(ren)'s legal and physical custody to a relative; or an order for other permanent placement of the child(ren).

A STATEMENT OF YOUR RIGHTS AND RESPONSIBILITIES IS ATTACHED, including the right to be represented by an attorney as authorized under the statutes and court rules. It is your responsibility to immediately notify the court administrator if your address changes.

Dated: September 30, 2013
Sean R. Jones
Court Administrator

The Journal
October 5th, 9th, & 16th, 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: 09/30/1998

MORTGAGOR(S): Jo Ann Dundas, a single person.

MORTGAGEE: Norwest Mortgage, Inc.

Transaction Agent: N/A
Transaction Agent Mortgage ID No: n/a
Lender or Broker: Norwest Mortgage, Inc.
Servicer: US Bank Home Mortgage
Mortgage Originator: Norwest Mortgage, Inc.

DATE AND PLACE OF RECORDING: Recorded September 30, 1998, Koochiching County Recorder, Document No. 222823.

ASSIGNMENTS OF MORTGAGE: As-

signed to: Minnesota Housing Finance Agency Dated: September 28, 1998, Recorded September 30, 1998, Koochiching County Recorder, Document No. 222824.

LEGAL DESCRIPTION OF PROPERTY: Lots Twenty-four (24), Twenty-five (25) and Twenty-six (26), Block Seven (7), Plat of Holler's Addition to Koochiching.

REGISTERED PROPERTY: No

TAX PARCEL NO.: 92-120-07240

ADDRESS OF PROPERTY: 1715 4th Ave E
Int'l. Falls, MN 56649

COUNTY IN WHICH PROPERTY IS LOCATED: Koochiching

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$34,137.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$21,025.29

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: Tuesday, November 19, 2013, 10:00 a.m.

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 1 year 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 11/19/2014 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: September 11, 2013

Minnesota Housing Finance Agency
Assignee of Mortgagee

Peterson, Fram & Bergman, P.A.
By: Michael T. Oberle
Attorneys for:
Minnesota Housing Finance Agency
Assignee of Mortgagee
55 E. 5th St., Suite 800
St. Paul, MN 55101
(651) 209-7599

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

16205-13-00810-1

The Journal
September 28th, October 5th, 12th, 19th, 26th and November 2nd, 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 conditions of the following described mortgage: DATE OF MORTGAGE: November 9, 2006

MORTGAGOR: Sharon E Anderson, a single woman.
MORTGAGEE: Mortgage Electronic Registration Systems, Inc.
DATE AND PLACE OF RECORDING: Recorded December 11, 2006 Koochiching County Recorder, Document No. A000258060.
ASSIGNMENTS OF MORTGAGE: Assigned to: U.S. Bank, National Association, as successor trustee to Bank of America, N.A., as successor by merger to LaSalle Bank, N.A., as Trustee for the Holders of the Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF2. Dated June 16, 2009 Recorded June 29, 2009, as Document No. A000265986; corrected by Corrective Assignment of Mortgage Dated August 15, 2012 Recorded August 31, 2012, as Docu-

ment No. A000275417; and also by Document Dated May 21, 2012 Recorded June 4, 2012, as Document No. A000274635.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.
TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 100425240011201875
LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: First Franklin a Division of National City Bank
RESIDENTIAL MORTGAGE SERVICER: Select Portfolio Servicing, Inc.
MORTGAGED PROPERTY ADDRESS: 3454 County Road 46, International Falls, MN 56649
TAX PARCEL I.D. #: 98-004-00291
LEGAL DESCRIPTION OF PROPERTY: That part of Lot 29, Brenness Beach, lying Northerly of a line lying 375 feet Southerly and parallel with the North boundary of said Lot 29, Koochiching County, Minnesota.
COUNTY IN WHICH PROPERTY IS LOCATED: Koochiching
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$114,000.00
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$135,235.01
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: December 5, 2013 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 June 5, 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: September 23, 2013
U.S. Bank National Association, as Trustee
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
38 - 13-004755 FC

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

The Journal
October 5th, 12th, 19th, 26th, & November 2nd, 9th, 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 conditions of the following described mortgage: DATE OF MORTGAGE: November 2, 2007

MORTGAGOR: Jill A. Tilander and Tony R. Tilander, wife and husband.
MORTGAGEE: Mortgage Electronic Registration Systems, Inc.
DATE AND PLACE OF RECORDING: Recorded November 7, 2007 Koochiching County Recorder, Document No. A0002650999.
ASSIGNMENTS OF MORTGAGE: Assigned to: QR Lending, a division of First Federal Bank of Florida. Dated August 21, 2013 Recorded September 4, 2013, as Document No. A000278660.
TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.
TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 10046420007104980
LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON

MORTGAGE: Trustar Federal Credit Union
RESIDENTIAL MORTGAGE SERVICER: LoanCare, A Division of FNF Servicing, Inc.
MORTGAGED PROPERTY ADDRESS: 2520 Crescent Drive, International Falls, MN 56649
TAX PARCEL I.D. #: 92-105-00070
LEGAL DESCRIPTION OF PROPERTY: Lot 7, Auditor's Plat 13 and that part of the North 150 feet of the South 270 feet of the SW 1/4 SE 1/4, Section 3, Township 70, Range 24, which lies between two lines running parallel with and a distance of 75 feet and 170 feet Westerly of the centerline of the Southerly extension of Second Street West
COUNTY IN WHICH PROPERTY IS LOCATED: Koochiching
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$56,450.00
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$65,846.88
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: December 5, 2013 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 June 5, 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: September 24, 2013

QR Lending, a division of First Federal Bank of Florida
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
100 - 13-006568 FC

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

The Journal
October 5th, 12th, 19th, 26th, November 2nd & 9th, 2013

STATE OF MINNESOTA

COUNTY OF Koochiching

Ninth **JUDICIAL DISTRICT**
DISTRICT COURT
PROBATE DIVISION
Court File No. 36-PR-13-584

In Re: Estate of Edward Eugene Bolter, a/k/a E. Eugene Bolter Decedent.

Notice and Order of Hearing on Petition for Summary Assignment or Distribution and (Exempt Estate).

Notice is given that a petition has been filed requesting that the Estate assets be summarily assigned and distributed without probate 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 or claims are filed or raised, the Court may issue a decree distributing or assigning the Estate's assets. It is Ordered and Notice is now given that the Petition will be heard on October 24, 2013 at 11:00 a.m., by this Court at 715 Fourth Street, International Falls, Minnesota.

/s/ Charles H. LeDuc
Judge
Date 9-17-13

Public Notice

NOTICE OF MORTGAGE FORECLOSURE SALE

The Journal
October 5th, 12th, 19th, 26th, & November 2nd & 9th, 2013

Public Notice

NOTICE OF MORTGAGE FORECLOSURE SALE

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NOTICE IS HEREBY GIVEN, that default has occurred in conditions of the following described mortgage: DATE OF MORTGAGE: November 2, 2007

MORTGAGOR: Jill A. Tilander and Tony R. Tilander, wife and husband.
MORTGAGEE: Mortgage Electronic Registration Systems, Inc.
DATE AND PLACE OF RECORDING: Recorded November 7, 2007 Koochiching County Recorder, Document No. A0002650999.
ASSIGNMENTS OF MORTGAGE: Assigned to: QR Lending, a division of First Federal Bank of Florida. Dated August 21, 2013 Recorded September 4, 2013, as Document No. A000278660.
TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.
TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 10046420007104980
LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON

MORTGAGE: Trustar Federal Credit Union
RESIDENTIAL MORTGAGE SERVICER: LoanCare, A Division of FNF Servicing, Inc.
MORTGAGED PROPERTY ADDRESS: 2520 Crescent Drive, International Falls, MN 56649
TAX PARCEL I.D. #: 92-105-00070
LEGAL DESCRIPTION OF PROPERTY: Lot 7, Auditor's Plat 13 and that part of the North 150 feet of the South 270 feet of the SW 1/4 SE 1/4, Section 3, Township 70, Range 24, which lies between two lines running parallel with and a distance of 75 feet and 170 feet Westerly of the centerline of the Southerly extension of Second Street West
COUNTY IN WHICH PROPERTY IS LOCATED: Koochiching
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$56,450.00
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$65,846.88
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: December 5, 2013 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 June 5, 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: September 24, 2013

QR Lending, a division of First Federal Bank of Florida
Mortgagee/Assignee of Mortgagee

/s/ Sara Thompson, Deputy
Court Administrator
Date 9-17-13

Attorney for : Petitioner
Name: Kimberly A. Literovich
Firm: Shermoen & Jaksa, PLLP
Street: 345-6th Avenue, P.O. Box 1072
City, State, Zip: International Falls, MN. 56649
Attorney License No. 0347632
Telephone: 218-283-4494
Fax: 218-283-9695
Email: kal@ifallslaw.com

The Journal
September 28th & October 5th, 2013

Public Notice

State of Minnesota
Koochiching County

9th Judicial District
Court File Number: 36-JV-13-625

SUMMONS
Child In Need of Protection or Services Petition

COLTON ALAN TAMMI
4610 HIGHWAY 53
RAY MN 56668

In the Matter of the Welfare of the Child(ren) of: Samantha B Trafton

Please take not that on September 24, 2013, a petition was filed with the above-named court alleging that the child(ren) of the above-named parent(s) or legal custodian(s) to be in need of protection or services. A copy of the Petition is attached.

YOU ARE HEREBY SUMMONED AND REQUIRED TO APPEAR IN COURT at the following date, time, and place where a hearing regarding the Petition and the best interests of the child(ren) will be held:

October 31st, 2013
Admit/Deny Hearing
9:00 AM
District Court Judge
Charles H. LeDuc
Koochicching County District Court
715 4th Street
International Falls Minnesota 56649
218-283-1160

YOU HAVE BEEN SERVED WITH THIS SUMMONS because, pursuant to statute or court rule:

- You are a parent to the child (ren) named in the petition; or
- You are a party to this proceeding pursuant to Juvenile Protection Rule 21.01 or an attorney for a party, or
- You have legal custody of the child who is the subject of the Petition; or
- you are a person whose presence the court believes is important to a determination concerning the best interests of the child(ren) who are the subject of the Petition.

IF YOU FAIL TO APPEAR AT THE HEARING:

- The Court may conduct the hearing without you; and
- The court may find that the factual allegations and statutory grounds set forth in the petition have been proved; and
- The court may enter an order granting the relief requested in the petition, which may include: removing the child(ren) from the home of the parent or legal custodian and placing the child(ren) in foster care; permanently severing the parent's rights to the child(ren) pursuant to a termination of the parental rights petition; permanently transferring the child (ren)'s legal and physical custody to a relative; or an order for other permanent placement of the child(ren).

A STATEMENT OF YOUR RIGHTS AND RESPONSIBILITIES IS ATTACHED, including the right to be represented by an attorney as authorized under the statutes and court rules. It is your responsibility to immediately notify the court administrator if your address changes.

Dated: October 1, 2013

Sean R Jones
Court Administrator

The Journal
October 5th, 9th, & 16th, 2013



Helping

you

stay

linked

www.
ifalljournal
.com