

Mortgage Foreclosures

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: March 31, 2005
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$40,000.00
MORTGAGOR(S): Kirk B. Borge, a single person
MORTGAGEE: Wells Fargo Bank, N.A.
DATE AND PLACE OF FILING: Recorded on April 1, 2005 as Document Number 973347 in the Office of the County Recorder of Otter Tail County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: None.

LEGAL DESCRIPTION OF PROPERTY: The East 59 feet of Lots 1, 2 and 3, Block 10 of Cutler's Second Addition to Fergus Falls, Minnesota.

STREET ADDRESS OF PROPERTY: 728 E JUNIUS.

FERGUS FALLS, MN 56537-2826
COUNTY IN WHICH PROPERTY IS LOCATED: Otter Tail County, Minnesota.

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$30,196.93

TRANSACTION AGENT: None
NAME OF MORTGAGE ORIGINATOR: Wells Fargo Bank, N.A.
RESIDENTIAL SERVICER: Wells Fargo Bank, N.A.

TAX PARCEL IDENTIFICATION NUMBER: 71001990246000

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: None

THAT no action or proceeding has been instituted at law to recover the debt then remaining secured by such mortgage, or any part thereof, or, if the action or proceeding has been instituted, that the same has been discontinued, or that an execution upon the judgment rendered therein has been returned unsatisfied, in whole or in part.

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: May 10, 2018 at 10:00 AM.

PLACE OF SALE: Otter Tail County Sheriff's Office, County Courthouse, 121 West Junius, Fergus Falls, Minnesota.

to pay the debt then secured by said mortgage and taxes, if any actually paid by the mortgagee, on the premises and the costs and disbursements allowed by law. The time allowed by law for redemption by said mortgagor(s), their personal representatives or assigns is six (6) months from the date of sale.

TIME AND DATE TO VACATE PROPERTY: Unless said mortgage is reinstated or the property redeemed, or unless the time for redemption is reduced by judicial order, you must vacate the premises by 11:59 p.m. on November 13, 2018.

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 PROPERLY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: Kirk B. Borge

Dated: March 15, 2018
WELLS FARGO BANK, N.A.
Mortgagee
THE ACADEMY LAW GROUP, P.A.
By: /s/
Rebecca F. Schiller, Esq.,
N. Kibongni Fondungallah, Esq.,
Samuel R. Coleman, Esq.,
Corbin C. Smith, Esq.
Attorneys for Mortgagee
The Academy Professional Building
25 Dale Street North
St. Paul, MN 55102
(651) 209-9760
(18-0222-FC01)

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.
Published in the
Parkers Prairie Independent
March 22, 29,
April 5, 12, 19, 26, 2018
794878

NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE: June 05, 2015
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$81,530.00

MORTGAGOR(S): Cody P. Davison, single man

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Western State Bank, its successors and/or assigns

DATE AND PLACE OF RECORDING: Recorded: June 09, 2015 Otter Tail County Recorder

Document Number: 1159644

ASSIGNMENTS OF MORTGAGE: And assigned to: PennyMac Loan Services, LLC

Dated: February 01, 2018
Recorded: February 05, 2018 Otter Tail County Recorder

Document Number: 1202486

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number: 1004836-0000009896-3

Lender or Broker: Western State Bank Residential Mortgage Servicer: PennyMac Loan Services, LLC

Mortgage Originator: Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Otter Tail

Property Address: 17 Lawrence St, New York Mills, MN 56567-4113

Tax Parcel ID Number: 73000080013000

LEGAL DESCRIPTION OF PROPERTY: That part of the South Half of the Southwest Quarter of Section 8, Township 135 North, Range 37 West of the Fifth Principal Meridian in Otter Tail County, Minnesota, described as follows:

Commencing at a found iron monument which designates the most easterly corner of Lot 19, Block 3, of Blower's 2nd Addition to New York Mills, Otter Tail Co., Minnesota, said plat is on file and of record in the office of the Recorder of said County; thence South 26 degrees 44 minutes 57 seconds West 100.54 feet on an assumed bearing along the southeasterly line of said Lot 19 and the southeasterly line of Lot 20 of said Block 3 to a found iron monument which designates the most southerly corner of said Lot 20; thence continuing South 26 degrees 44 minutes 57 seconds West 153.25 feet along the northwesterly line of Main Street; thence North 63 degrees 15 minutes 03 seconds West 2.00 feet to a found iron monument; thence continuing North 63 degrees 15 minutes 03 seconds West 158.00 feet to a found iron monument; thence North 84 degrees 24 minutes 20 seconds West 30.28 feet to an iron monument, said point is the point of beginning; thence continuing North

84 degrees 24 minutes 20 seconds West 121.47 feet to an iron monument; thence continuing North 84 degrees 24 minutes 20 seconds West 12.56 feet to an iron monument; thence continuing North 84 degrees 24 minutes 20 seconds West 36.82 feet to the centerline of South Walker Avenue; thence northeasterly along the centerline of said South Walker Avenue on a curve concave to the southeast, having a central angle of 01 degree 58 minutes 49 seconds and a radius of 1111.63 feet, for a distance of 38.42 feet (chord bearing North 32 degrees 28 minutes 12 seconds East) to a point of reverse curvature; thence northeasterly continuing along the centerline of said South Walker Avenue on a curve concave to the northwest, having a central angle of 06 degrees 42 minutes 07 seconds and a radius of 667.68 feet, for a distance of 78.10 feet (chord bearing North 30 degrees 06 minutes 33 seconds East); thence North 26 degrees 45 minutes 30 seconds East 61.39 feet continuing along the centerline of said South Walker Avenue to the southwest; thence following the line of Third Street according to said Blower's 2nd Addition to New York Mills, Otter Tail Co., Minnesota; thence South 62 degrees 57 minutes 45 seconds East 33.00 feet along the southwesterly line of said Third Street to an iron monument; thence continuing South 62 degrees 57 minutes 45 seconds East 115.39 feet along the southwesterly line of said Third Street to an iron monument; thence South 25 degrees 29 minutes 28 seconds West 115.17 feet to point of beginning. Subject to an easement for public road purposes for South Walker Avenue over, under and across that part of the above tract which lies within 33.00 feet of the centerline of said South Walker Avenue

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$80,896.09

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: April 26, 2018 at 10:00 AM

PLACE OF SALE: North door of the Courthouse, 121 West Junius Avenue, Fergus 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 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 Mortgagor must vacate the property on or before 11:59 p.m. on October 26, 2018, or the next business day if October 26, 2018 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 PROPERLY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

DICIAL 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 PROPERLY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

DATED: March 02, 2018
ASSIGNEE OF MORTGAGEE: PennyMac Loan Services, LLC

Wilford, Geske & Cook P.A.
Attorneys for Assignee of Mortgagee
7616 Currell Blvd Ste 200
Woodbury, MN 55125-2296
(651) 209-3300

File Number: 039246F01

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788861

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 1, 2010

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$83,587.00

MORTGAGOR(S): Karen Hamann & Jeffery Hamann, wife and husband

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., a Delaware corporation as nominee for Embrace Home Loans, Inc., a Rhode Island corporation

DATE AND PLACE OF FILING: Recorded on February 18, 2010 as Document Number 1070865 in the Office of the County Recorder of Otter Tail County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: Wells Fargo Bank, N.A. by assignment recorded on January 16, 2018 as Document Number 1201756 in the Office of the County Recorder of Otter Tail County, Minnesota.

LEGAL DESCRIPTION OF PROPERTY: Land referred to in this commitment is described as all that certain property situated in City of Deer Creek in the County of Otter Tail and State of Minnesota and being described in a deed dated 06/20/2007 and recorded 06/25/2007 as instrument number 1021707 among the land records of the County and State set forth above and referenced as follows:

Real Property in Otter Tail County, Minnesota, described as follows: The East Half (E 1/2) of Lot Two (2) Block Three (3) of Soule's Second Addition to Deer Cree, Otter Tail County, Minnesota.

STREET ADDRESS OF PROPERTY: 118 SOULE AVE E, DEER CREEK, MN 56527

COUNTY IN WHICH PROPERTY IS LOCATED: Otter Tail County, Minnesota.

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$74,997.38

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

NAME OF MORTGAGE ORIGINATOR: Embrace Home Loans, Inc., a Rhode Island corporation

RESIDENTIAL SERVICER: Wells Fargo Bank, N.A.

TAX PARCEL IDENTIFICATION NUMBER: 67000990178000

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: 100049700011579154

THAT no action or proceeding has been instituted at law to recover the debt then remaining secured by such mortgage, or any part thereof, or, if the action or proceeding has been instituted, that the same has been discontinued,

or that an execution upon the judgment rendered therein has been returned unsatisfied, in whole or in part.

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: May 10, 2018 at 10:00 AM.

PLACE OF SALE: Otter Tail County Sheriff's Office, County Courthouse, 121 West Junius, Fergus Falls, Minnesota.

to pay the debt then secured by said mortgage and taxes, if any actually paid by the mortgagee, on the premises and the costs and disbursements allowed by law. The time allowed by law for redemption by said mortgagor(s), their personal representatives or assigns is six (6) months from the date of sale.

TIME AND DATE TO VACATE PROPERTY: Unless said mortgage is reinstated or the property redeemed, or unless the time for redemption is reduced by judicial order, you must vacate the premises by 11:59 p.m. on November 13, 2018.

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 PROPERLY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None

Dated: March 13, 2018
WELLS FARGO BANK, N.A.
Mortgagee

THE ACADEMY LAW GROUP, P.A.
By: /s/
Rebecca F. Schiller, Esq.,
N. Kibongni Fondungallah, Esq.,
Samuel R. Coleman, Esq.,
Corbin C. Smith, Esq.
Attorneys for Mortgagee

The Academy Professional Building
25 Dale Street North
St. Paul, MN 55102
(651) 209-9760
(18-0205-FC01)

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.
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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: April 3, 2009

MORTGAGOR: Steven C. Miletto and Kayne S. Love-Miletto, husband and wife.

MORTGAGEE: The First National Bank of Battle Lake.

DATE AND PLACE OF RECORDING: Recorded April 15, 2009 Otter Tail County Recorder, Document No. 1054906.

ASSIGNMENTS OF MORTGAGE: Assigned to: Merchants Bank, National Association. Dated April 3, 2009 Recorded April 15, 2009, as Document No. 1054907.

TRANSACTION AGENT: NONE

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: NONE

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON

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790641

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 PROPERLY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED."

Dated: February 22, 2018
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 - 18-001735 FC

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PUBLIC NOTICES

Advertisement for Bids

Parkers Prairie Street & Utility Improvements - 2018

NOTICE IS HEREBY GIVEN that sealed bids will be received by the City of Parkers Prairie until 11:00 AM, April 26, 2018, at the Parkers Prairie City Hall, 102 N. Otter Avenue, Parkers Prairie, MN 56361, and will be publicly opened and read at said time and place by representatives of the City of Parkers Prairie. Said proposals for the furnishing of all labor and materials for the construction, complete in-place, of the following work associate with the street and utility improvements in Parkers Prairie Minnesota:

Miscellaneous Removals, Grading, Aggregate Base, Bituminous Pavement, Concrete Curb & Gutter, Water Main, Erosion Control and Turf Establishment.

Digital copies of the Bidding Documents are available at www.designtreeengineering.com for a fee of \$35. These documents may be downloaded by selecting this project from the BIDDING DOCUMENTS link or through QuestCDN and by entering bid document No. 5671124 on the SEARCH PROJECTS page.

Proposals, specifications, plans and other contract documents are available for review at the Parkers Prairie City Hall, 102 N. Otter Avenue, Parkers Prairie, MN 56361, and at the office of Design Tree Engineering, 120 17th Avenue W, Alexandria, MN 56308. Proposals, specifications, plans and other contract documents can be also purchased by mail, upon receipt of a non-refundable deposit of \$50 for each contract package through Design Tree Engineering.

Bids will only be accepted from Contractors who purchase Bidding Documents as specified above.

Bids must be accompanied by a certified check or bid bond made payable to the City of Parkers Prairie for at least five percent (5%) of the amount of the Proposal and an Affidavit of Attendance for the mandatory Pre-Bid conference.

The Owner reserves the right to reject any and all bids, waive any informalities in bidding or to accept the bid or bids, which best serve the interests of the Owner. No bids may be withdrawn for a period of sixty (60) days from the date of opening the bids.

Dated: April 3, 2018

BY ORDER OF THE CITY COUNCIL

Sandra Froemming,
Mayor of Parkers Prairie, MN

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Important Information Regarding Property Assessments This may affect your 2019 property taxes.

NOTICE IS HEREBY GIVEN, that the Board of Appeal and Equalization for PARKERS PRAIRIE CITY will meet on 4/17/2018, 1:00-2:00 P.M., at PARKERS PRAIRIE CITY HALL. The purpose of this meeting is to determine whether property in the jurisdiction has been properly valued and classified by the assessor.

If you believe the value or classification of your property is incorrect, please contact your assessor's office to discuss your concerns. If you disagree with the valuation or classification after discussing it with your assessor, you may appear before the local board of appeal and equalization. The board will review your assessments and may make corrections

as needed. Generally, you must appeal to the local board before appealing to the county board of appeal and equalization.

Given under my hand this 20th day of February, 2018.

Beth A. Wussow
Clerk/Treasurer of Parkers Prairie City

10-11c
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STATE OF MINNESOTA

COUNTY OF OTTER TAIL

SEVENTH JUDICIAL DISTRICT DISTRICT COURT PROBATE DIVISION

COURT FILE NO.: 56-PR-18-562

Estate of
Ronald Charles Roloff, a/k/a Ronald C. Roloff, a/k/a Ronald Roloff,
Decedent.

NOTICE OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS (INTESTATE)

Notice is given that an application for informal appointment of personal representative has been filed with the Registrar. No will has been presented for probate. The application has been granted.

Notice is also given that the Registrar has informally appointed Maureen Boyce Roloff, whose address is 223 West Colfax Street, Parkers Prairie, Minnesota, 56361, as personal representative of the Estate of the Decedent. Any heir or other interested person may be entitled to appointment as personal representative or may object to the appointment of the personal representative. Unless

objections are filed with the court (pursuant to Minnesota Statutes section 524.3-607) and the Court otherwise orders, the personal representative has full power to administer the Estate including, after 30 days from the date of issuance of letters, the power to sell, encumber, lease or distribute real estate.

Any objections to the appointment of the Personal Representative must be filed with this Court and will be heard by the Court after the filing of an appropriate petition and proper notice of hearing.

Notice is also given that (subject to Minnesota Statutes section 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.

Dated: March 22, 2018

Registrar Julie Drouillard

Dated: March 22, 2018

Kathryn A. Ouren
Court Administrator

Attorney for Personal Representative
Thomas P. Klecker
Thornton, Reif, Dolan, Bowen & Klecker, P.A.

1017 Broadway
PO Box 819
Alexandria, MN, 56308
Attorney License No: 295206
Telephone: (320) 762-2361
FAX: (320) 762-1638
Email: tklecker@thorntonlawoffice.com

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WOODSIDE TOWNSHIP GOPHER TRAPPERS NOTICE

Gopher bounty will be paid 1/2 hour before the April through October monthly town board meetings, which are on the first Thursday of each month at the town hall.

Carol M Boehland
Woodside Township Clerk

10-11c

WOODSIDE TOWN MEETING NOTICE

The Woodside Township Board of Supervisors will hold their monthly meetings on the first Thursday of each month for the coming year. The meeting will begin at 8:00 PM at the Woodside Town Hall. Changes to meeting times and places will be posted at the Woodside Town Hall.

Carol M Boehland
Woodside Township Clerk

10-11c

If you believe the value or classification of your property is incorrect, please contact your assessor's office to discuss your concerns. If you disagree with the valuation or classification after discussing it with your assessor, you may appear before the local board of appeal and equalization. The board will review your assessments and may make corrections as needed. Generally, you must appeal to the local board before appealing to the county board of appeal and equalization.

Given under my hand this 5