



**TODD COUNTY BOARD OF ADJUSTMENT**  
**215 First Ave. South Long Prairie, Minnesota 56347**  
**320-732-4420**  
**PUBLIC NOTICE**

Notice is hereby given that on **Thursday, August 27, 2009 at 7:00 p.m.** the Todd County Board of Adjustment will hold a public hearing in the Commissioners Board Room, Main Street Gov't Center, 347 Central Ave, Long Prairie, Minnesota to consider the following applications:

John DeFoe - Molly Creek (8.40 acres) W 132 ft of E2 SW4 SW4 & W2 SW4 SW4 lying E of Molly Creek, Section 12, Burnhamville Township.

Variance to replace the existing home destroyed by fire. Proposed home 28x36 with 8x28 ft deck (which is larger than previous home) will be 120 feet from the creek instead of the required 150 feet.

Patrick and Doreen Masloski: Big Swan Lake, Lots 17 & 18, Park Terrace Beach, Section 18, Burnhamville Township.

Variance to add a 24x26 ft single story addition to the side of the home which will attach home and garage. Will also change floating slab on the garage to footings due to the attachment. Addition will be 56 feet from the lake instead of the required 100 feet.

T. Lance and Ruth Holthusen: Fawn Lake, Sylvan Shores - Lots 16 & 17, Block 4, Fawn Lake Meadows, Section 29/30, Fawn Lake Township.

Variance to construct a 14x14 ft screened porch to the lakeside of the cabin to be 65 feet from the lake instead of the required 100 feet and to construct a 26x38 ft garage 64 feet from the lake instead of the required 100 feet and to be 10 feet from drainfield instead of the required 20 feet. Garage will be 20 feet from top of hill (possibly bluff - to be determined) and required setback from a bluff is 30 feet.

Denis and Pamela Irsfeld: (3.22 acres) N 267.5 ft of W 525 ft of E 825 ft of NE4 SE4, Section 8, Hartford Township.

Variance to add a 24x24 ft addition to the west side of the existing garage (which was permitted by variance) and is 10 feet from the side property line instead of the required 20 feet in this zone district.

Scott Atwood: Turtle Lake, (47.74 acres) Gov't Lots 5 & 8 ex., Section 31, Fawn Lake Township.

Variance to construct a 40x72 ft garage to be 22.6 ft to the peak instead of the required 18 ft maximum height. All other setbacks can be met.

All persons interested are invited to attend said hearing and be heard on these matters.

Todd County Board of Adjustment  
 Loren Miller, Chairman  
 31pnc

**TODD COUNTY REQUEST FOR PROPOSALS For Design-Build Services July 21, 2009**

Project and Construction Management firms with a demonstrated history of successful completion of local government facilities modernization projects are requested to submit proposals for **Project and Construction (Design-Build) Management Services** to manage the design and potential renovation of the Todd County Historic Courthouse.

Proposals will be received until 4:30 p.m. on August 13, 2009 at the Todd County Government Center, 347 Central Avenue, Suite 5, Long Prairie, MN, 56347. Todd County reserves the right to accept or reject, in whole or in part, any and all proposals, to accept that proposal which best serves the interest of the County, and to waive technicalities.

Full RFP information is available on the County's website (www.co.todd.mn.us), or by calling (320) 732-6447.

Nathan Burkett,  
 County Administrator  
 Todd County, Minnesota  
 29-31pnc

**NOTICE TO BIDDERS BUS BODY AND BUS CHASSIS BID**

**INDEPENDENT SCHOOL DISTRICT NO. 2170 DISTRICT OFFICE 202 PLEASANT AVENUE NE STAPLES, MN 56479**

Independent School District #2170, Staples, Minnesota, will receive sealed bids until **1:30 p.m. CDT on Monday, August 24, 2009**, in the District Office, located at 202 Pleasant Avenue NE, Staples, Minnesota. The bid is for the purchase of two (2) conventional bus chassis and bus bodies as follows:

Two (2) each 77 passenger conventional bus chassis and bus bodies.

Bid requirements for both bus chassis and bus body are available by contacting Marilyn Hassler at phone number 218-894-2430, fax number 218-894-1828 or by mail using the above listed address for the district's business office.

A certified check or acceptable bidders bond payable to the Independent School District #2170 in an amount equal to 5% of the proposal shall be submitted with each bid.

No bid shall be withdrawn subsequent to the opening of the bids without the consent of the School District for a period of sixty (60) days after the scheduled time of closing bids.

Bids must be submitted with **"Bid for Bus Chassis or Body"**, according to the unit being proposed, clearly marked in the lower left corner of the envelope.

Independent School District #2170 reserves the right to accept or reject, in whole or part, any bid received, and to waive all technicalities.

Chad Longbella,  
 Clerk  
 30-31pnc

**Public Notice TODD COUNTY SOCIAL SERVICES**

Todd County Social Services is developing the CY 2010-11 Biennial Service Agreement for the Minnesota Family Investment Program (MFIP) and the Children and Community Social Services Act (CCSA) consolidated funds which includes the plan for the use of Title XX Social Services Block Grant funds; the Todd County Child Care Fund Plan and the Adult Mental Health Grant application. Citizen input is invited in the development of these biennial plans. The CCSA agreement addresses the provision of services to children and families, including children's mental health, and services to adults with disabilities and other vulnerable populations. Review of the anticipated revenues and expenditures indicate that the county may need to reduce services currently offered, prioritize needs of applicants and possibly establish waiting lists and initiate/increase fees for services.

The draft of the Child Care Fund Plan will be available for review and comment August 14, 2009, prior to the submission date of September 1, 2009. The draft of the Adult Mental Health Grant Application will be available for review and comment September 15, 2009, prior to the submission date of October 1, 2009. The draft of the MFIP/CCSA Service Agreement will be available for review and comment September 15, 2009, prior to the submission date of October 15, 2009. These plans can be reviewed on the Todd County website at HYPERLINK "http://www.co.todd.mn.us" www.co.todd.mn.us, select Department - Social Services.

We encourage citizens of Todd County to participate in the development of these plans by submitting written comments and suggestions to: Todd County Social Services, 212 2nd Avenue South, Long Prairie, MN 56347, Attention: Emily Steintert or by e-mail to: HYPERLINK "mailto:emily.steintert@co.todd.mn.us".

31pnc

**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.

Date: July 9, 2009

YOU ARE NOTIFIED THAT:

1. Default has occurred in the conditions of the Mortgage dated **March 5, 2004**, executed by **Bridget A. Schmidt and Jerry R. Schmidt**, wife and husband, as Mortgagor, to **Avon State Bank**, as Mortgagee, and filed for record **March 9, 2004**, as Document Number **424643**, in the Office of the County Recorder of Todd County, Minnesota. The land described in the Mortgage is not registered land.

Transaction Agent: None

Transaction Agent's Mortgage Identification number on Mortgage: N/A

Lender or Broker and Mortgage Originator stated on mortgage: **Avon State Bank**

Residential Mortgage Servicer: **Avon State Bank (320) 356-7334**

Mortgaged Property Address: **1950 East Lake Street, Osakis, MN 56360**

Tax Parcel Number: **37-0000-820**

2. The Mortgage has been assigned as follows: N/A

3. The original principal amount secured by the Mortgage was: **\$99,500.00**

4. No action or proceeding at law is now pending to recover the debt secured by the Mortgage, or any part thereof.

5. The holder of the Mortgage has complied with all conditions precedent to acceleration of the debt secured by the Mortgage and foreclosure of the Mortgage, and all notice and other requirements of applicable statutes.

6. At the date of this notice the amount due on the Mortgage, and taxes, if any, paid by the holder of the Mortgage is: **\$99,619.82**

7. Pursuant to the power of sale in the Mortgage, the Mortgage will be foreclosed, and the land described as follows:

**A part of Government Lot 1, Section 30, Township 128, Range 35 West of the Fifth P.M., according to the United States Government Survey thereof, and more particularly described as follows, to-wit:**

**To find the point of beginning, commence at the southeasterly most corner of Lot 7, Block 1, of Harris Subdivision, thence North 27° 22' West 276.0 feet; thence North 53° 51' East 169.5 feet to the point of beginning; thence from the point of beginning South 37° 51' East 180 feet; thence northeasterly on a line parallel with the northerly right-of-way line of Trunk Highway No. 27, as now exists, a distance of 60.0 feet; thence North 37° 45' West a distance of 268.95 feet, more or less, to the shore of Lake Osakis; thence southwesterly along said shore line 60.0 feet more or less to the intersection with a line drawn North 37° 51' West from the point of beginning; thence South 37° 51' East 89.7 feet to the point of beginning, and being subject to all road and highway easements of record.**

will be sold by the County Sheriff of Todd County, Minnesota, at public auction on **September 10, 2009, at 10:00 a.m. at Sheriff's Office, 115 3rd Street South, Long Prairie, Minnesota 56347.**

8. The time allowed by law for redemption by Mortgagors or Mortgagor's personal representatives or assigns is **six (6) months** after the date of sale.

9. "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."

**THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WILL BE USED FOR THIS PURPOSE.**

AVON STATE BANK Mortgagee

By: /s/ Glenn Diedrich Its: President/CEO

Attorney(s) for Mortgagee or Assignee of Mortgage:

WILLENBRING, DAHL, WOCKEN & ZIMMERMANN, PLLC  
 Daniel T. Zimmermann (141835)(bak)  
 318 Main Street  
 PO Box 417  
 Cold Spring, MN 56320-0417  
 Telephone (320) 685-3678  
 File No. 2453-E56 (53222)

27-32pnc

**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.

Date: July 28, 2009

NOTICE IS HEREBY GIVEN THAT:

Default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE: November 19, 2003

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$150,000.00

MORTGAGORS: James R. Whalen and Judith C. Barthel-Whalen, husband and wife; and by James R. Whalen, as Trustee of the James R. Whalen Revocable Trust Agreement dated May 21, 1996

MORTGAGEE: Doug B. Junker

DATE AND PLACE OF FILING: Recorded in Todd County, Minnesota on March 17, 2004, as Document No. 424823

ASSIGNMENTS OF MORTGAGE: Assigned to Discount Finance, Inc. by Assignment filed March 30, 2009, as Document No. 461769 in the Office of the Todd County Recorder.

LEGAL DESCRIPTION OF PROPERTY:

The Southwest Quarter of the Southeast Quarter (SW ¼ SE ¼), Section Twenty (20), Township One Hundred Twenty-eight (128), Range Thirty-three (33), EXCEPT

All that part of the East One-half of Section 20, Township 128 North, Range 33 West, Todd County, Minnesota, lying easterly of the following described line: Commencing at the northeast corner of said Section 20; thence South 89 degrees 40 minutes 20 seconds West, assumed bearing, along the north line of said East One-half of Section 20, a distance of 2683.55 feet to the north quarter corner of said Section 20 and this being the point of beginning of said line to be described; thence South 00 degrees 22 minutes 05 seconds East, along the west line of said East One-half of Section 20, a distance of 3010.77 feet; thence North 89 degrees 51 minutes 24 seconds East 796.10 feet; thence South 01 degrees 24 minutes 42 seconds East 942.85 feet; thence South 86 degrees 49 minutes 06 seconds East 139.00 feet; thence South 01 degree 33 minutes 49 seconds East 830.79 feet; thence North 88 degrees 05 minutes 26 seconds East 1067.42 feet; thence South

03 degrees 20 minutes 12 seconds East 524.61 feet to the south line of said East One-half of Section 20 and said line there terminating.

COUNTY IN WHICH PROPERTY IS LOCATED: Todd County

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THIS NOTICE:

One Hundred Eleven Thousand Eight Hundred Twenty-eight and 05/100ths Dollars (\$111,828.05)

THAT no action or proceeding has been instituted at law to recover the debt secured by said mortgage, or any part thereof; that there has been compliance with all pre-foreclosure notice and acceleration requirements of said mortgage, and/or applicable statutes;

PURSUANT to the power of sale contained in said mortgage, the above-described property will be sold by the Sheriff of Todd County as follows:

DATE AND TIME OF SALE: September 24, 2009, at 10:00 a.m.

PLACE OF SALE: Todd County Sheriff's Department, 115 Third Street South, Long Prairie, 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 mortgagors, their personal representatives or assigns is six (6) months from the date of sale.

THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR(S), THE MORTGAGOR(S)' PERSONAL REPRESENTATIVES OR ASSIGNS MAY BE REDUCED TO FIVE (5) 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 DEWLLING OF LESS THAN FIVE (5) UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

**Borden, Steinbauer, Krueger & Knudson, P.A.**  
 Charles P. Steinbauer, Atty.  
 ID#10484X  
 302 South Sixth Street  
 P.O. Box 411  
 Brainerd, MN 56401  
 (218) 829-1451

NOTICE OF MORTGAGE FORECLOSURE SALE FORECLOSURE DATA

- (1) Street address, city and ZIP code of mortgaged premises: 24904 and 24908 - 170th Street Long Prairie, MN 56347
- (2) Transaction agent; residential mortgage servicer; and lender or broker: Lender, Doug B. Junker
- (3) Tax parcel identification number: 21-0022500
- (4) Transaction Agent's mortgage ID number (MERS number): Not Applicable
- (5) Name of mortgage originator: Not Applicable

30-35pnc

**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: August 15, 2001

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$83,000.00

MORTGAGOR(S): Bernard A Green and Beth Ann Green, husband and wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., a Delaware corporation as nominee for Lender North American Mortgage Company, a Delaware corporation.

DATE AND PLACE OF FILING: Filed August 17, 2001, Todd County Recorder; Document No. 402772

ASSIGNMENTS OF MORTGAGE: Assigned to: Wells Fargo Bank, N.A.

LEGAL DESCRIPTION OF PROPERTY:

Lot Seven (7), Block One (1) of Radermacher's First Addition to West Union. Lot Three (3), Block Three (3), in the Townsite of West Union. All that part of Lots Four (4), Five (5), Six (6) and Seven (7) in Block Three (3) of the Townsite of West Union, which lies west of the Township Road as described in Supervisors Road Order dated July 31, 1884 and on file in the office of the County Auditor, Todd County, Minnesota, all according to the Plat thereof on file and of record in the office of the register of Deeds, Todd County, Minnesota.

STREET ADDRESS OF PROPERTY:

61 Oak Street, West Union, MN 56389

COUNTY IN WHICH PROPERTY IS LOCATED: Todd County, Minnesota

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$81,512.45

THAT no action or proceeding has been instituted at law to recover the debt secured by said mortgage, or any part thereof; that there has been compliance with all pre-foreclosure notice and acceleration requirements of said mortgage, and/or applicable statutes;

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: October 15, 2009 at 10:00 a.m.

PLACE OF SALE: Todd County Sheriff's office, in the lobby of the Todd County Law Enforcement Center, 115 Third Street South, Long Prairie, 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 for redemption by said mortgagor(s), their personal representatives or assigns is six (6) months from the date of sale.

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 April 15, 2010.

"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: July 20, 2009

WELLS FARGO BANK, N.A. Mortgagee

**REITER & SCHILLER, P.A.**  
 By: Rebecca F. Schiller, Esq.  
 Sarah J.B. Adam, Esq.  
 N. Kibongni Fondungallah, Esq.

James J. Pauly, Esq.  
 Leah K. Weaver, Esq.  
 Brian F. Kidwell, Esq.  
 Attorneys for Mortgagee  
 25 North Dale Street  
 St. Paul, MN 55102-2227  
 (651) 209-9760  
 (X9649)

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

28-33pnc

**PUBLIC NOTICE ADVERTISING PROTECTS YOUR RIGHT TO KNOW**