

TAXES/ Notice of delinquent taxes

FROM PREVIOUS PAGE

WINDOM (continued)

DAVID & KATHIE HERTZ
25-232-0080.....621.60
DRAKE'S SUBDIVISION E58' OF W116' LOT F

RAYGOR HOMES LLC
25-351-0050 LOT- 006 BLOK- 0011,885.89
HUTTON & COLLIN ADD LOTS 5 & 6 BLK 1

GREGORY A & JODY R MOLLER
25-352-0380 LOT- 013 BLOK- 0051,212.46
HUTTON & COLLIN SUBD S1/2 LOT 12 & ALL 13 BLK 5

MARY LUGO
25-521-0360 LOT- 003 BLOK- 006453.68
MCGREGOR'S ADDITION N1.5' LOT 2; S48.5' LOT 3 BLK 6
RUTH ANN SMITH

KAREN K IVERSON
25-681-0241 LOT- 003 BLOK- 004706.20
RIVERBLUFF ADDITION
PART OF LOT 2; PART OF LOT 3 BLK 4

LISA PETERSEN & DENISE HOUSTON
25-681-0282 LOT- 012 BLOK- 004 103.50
RIVERBLUFF ADDITION LOT 12 BLK 4

PATRICK J & CHRISTINE L DORGAN
25-682-0010 LOT- 001 BLOK- 001 747.93
RUDY LANE SUBD BLK 1

FRANCISCO J MARTINEZ
25-820-0680 LOT- 012 BLOK- 010537.14
WINDOM-ORIG TWNSITE S2' OF LOT 11; LOT 12 BLK 10

SHAWN W & CANDICE L KING
25-820-0780 LOT- 009 BLOK- 011530.84
WINDOM-ORIG TWNSITE

HEATHER K MORRIS & ADRIAN LEE
25-820-1950 LOT- 010 BLOK- 0251,824.97
WINDOM-ORIG TWNSITE
PART ALLEY BTW LOTS 8 & 9; N1/2 LOTS 8, 9 & 10 BLK 25

CARL BJORKLUND JR
25-821-0040 LOT- 003 BLOK- 026 27.00
WINDOM EAST ADDITION W16' OF E130'

KONGMY SAYAVONG
25-821-0840 LOT- 006 BLOK- 033290.78
WINDOM EAST ADDITION W58' OF S95'
C/O ANGIE BENES

BRENDA AYERS & ROBERT LUDVIGSON
25-822-0740 LOT- 005 BLOK- 047729.12
WINDOM SECOND ADDITION NORTH 46'

JASON L FLAHERTY
25-830-0040 LOT- 011 BLOK- 001353.28
WEHRHEIM'S ADDITION
LOTS 9-10-11 BLK 1

KEVIN S & MICHELLE L FOIGHT
25-830-0110 LOT- 029 BLOK- 0011,113.75
WEHRHEIM'S ADDITION
W1/2 OF LOT 26; ALL LOTS 27,28 & 29 BLK 1

LOGAN ARNDT
25-835-0070 LOT- 007 BLOK- 001289.97
WALEN'S SUBDIVISION

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 the conditions of the following described mortgage: **DATE OF MORTGAGE:** April 19, 2010 ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$60,541.00 **MORTGAGOR(S):** Tom Gosen a/k/a Thomas Gosen and Margaret L Gosen, Husband and Wife Joint Tenants **MORTGAGEE:** Wells Fargo Bank N.A. **SERVICER:** Carrington Mortgage Services, LLC **DATE AND PLACE OF FILING:** Cottonwood County Minnesota, Recorder, on April 30, 2010, as Document No. 261650. **ASSIGNED TO:** Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust I by an Assignment of Mortgage dated 01/27/2021 and recorded on 01/27/2021 as Document No. 290413. **LEGAL DESCRIPTION OF PROPERTY:** Lot 1, Block 1, Klein's Subdivision No. 2 of the West 1/2 NE 1/4 of Section 4, Township 105 North, Range 34 West, Cottonwood County, Minnesota, except those parts thereof described as follows: 1. Commencing at the Northwest Corner of said lot; thence South along the West Boundary Line thereof 100 feet; thence East parallel with the North Boundary Line thereof 100 feet; thence North parallel with the West Boundary Line thereof 100 feet to the North Boundary Line of Lot 1; thence West along the North Boundary Line thereof 100 feet to the place of commencement. 2. Commencing at the Northeast Corner of said Lot 1; thence West along the North Boundary Line thereof 60 feet to the East Boundary Line of said Lot 1; thence North along said East Boundary Line 150 feet to the point of beginning. 3. Commencing in the North Boundary Line of said Lot 1 at a point 60 feet West from the Northeast Corner thereof, thence South parallel with the East Boundary Line thereof 150 feet; thence West parallel with the North Boundary Line thereof 28 feet; thence North parallel with the East Boundary Line thereof 150 feet to the North Boundary Line of said Lot 1; thence East along said North Boundary Line 28 feet to the point of commencement. 4. Commencing at the Northwest Corner of said Lot 1; thence South along the West Boundary Line thereof 100 feet, this being the place of beginning; thence continuing South along said West Boundary Line to the Southwest Corner of Lot 1; thence East along the South Boundary Line thereof 100 feet; thence North parallel with the West Boundary Line thereof to a point 100 feet South of the North Boundary Line of said Lot 1; thence West parallel with the North Boundary Line thereof 100 feet, more or less, to the place of beginning. **PROPERTY ADDRESS:** 1102 MOUNTAIN LAKE ROAD, MOUNTAIN LAKE, MN 56159 **PROPERTY I.D.:** 22-442-0040 **COUNTY IN WHICH PROPERTY IS LOCATED:** Cottonwood THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: **Fifty-Eight Thousand Thirty-Six and 61/100**

(\$58,036.61) 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:** 10:00AM on May 27, 2022 **PLACE OF SALE:** Sheriff's Main Office, 902 5th Ave., Windom MN 56101 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 6.00 months from the date of sale. If Mortgage is not reinstated under Minn. Stat. Section 580.30 or the property is not redeemed under Minn. Stat. Section 580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on November 27, 2022, or the next business day if November 27, 2022 falls on a Saturday, Sunday or legal holiday. **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: March 23, 2022** Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust I Randall S. Miller and Associates, PLLC Attorneys for Assignee of Mortgage/Mortgagee Edinburg Executive Office Center, 8525 Edinbrook Crossing North Suite #210 Brooklyn Park, MN 55443 Phone: 952-232-0052 Our File No. 22MN00072-1 A-4744260 (714— Mar. 23, 30; Apr. 6, 13, 20, 27, 2022)

NOTICE OF MORTGAGE FORECLOSURE SALE NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage: **DATE OF MORTGAGE:** March 27, 2018 **ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE:** \$88,200.00 **MORTGAGOR(S):** Cody J Henderson, a single person **MORTGAGEE:** Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Stearns Lending, LLC, its successors and assigns **DATE AND PLACE OF RECORDING:** Recorded: March 28, 2018 Cottonwood County Recorder Document Number: 282591 **ASSIGNMENTS OF MORTGAGE:** And assigned to: U.S. Bank National Association Dated: January 12, 2021 Recorded: January 19, 2021 Cottonwood County Recorder Document Number: 290306 Transaction Agent: Mortgage Electronic Registration Systems, Inc. Transaction Agent Mortgage Identification Number: 100183358020767512 Lender/Broker/Mortgage Originator: Stearns Lending,

LLC Residential Mortgage Servicer: U.S. Bank National Association **COUNTY IN WHICH PROPERTY IS LOCATED:** Cottonwood **Property Address:** 125 9th Street, Windom, MN 56101 **Tax Parcel ID Number:** 25-821-0790 **LEGAL DESCRIPTION OF PROPERTY:** The North 89 feet of Lot 3 in Block 33 in the East Addition to the Village (now City) of Windom, Cottonwood County, Minnesota **AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE:** \$87,189.04 **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; that this is registered property; **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:** June 17, 2022 at 10:00 AM **PLACE OF SALE:** County Sheriff's office, in the front lobby of the Cottonwood County Law Enforcement Center, 902 Fifth Avenue, Windom, 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 Mortgagor must vacate the property on or before 11:59 p.m. on December 19, 2022, or the next business day if December 19, 2022 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:** March 19, 2022 **MORTGAGEE:** U.S. Bank National Association Wilford, Geske & Cook, P.A. Attorneys for Mortgagee 7616 Currell Boulevard, Suite 200 Woodbury, MN 55125 (651) 209-3300 File Number: 050679-F1 (716— Mar. 23, 30; Apr. 6, 13, 20, 27, 2022)

More legals can be found on page 14.

Attention —

Windom, Mountain Lake, Butterfield-Odin, Westbrook, Walnut Grove, Red Rock Central

HOME SCHOOL GRADUATES

WE INVITE YOU to be included on our graduation pages published in the Cottonwood County Citizen and Observer/Advocate.

Submit a photo and graduation information to Tammy —

507-831-3455 or 800-658-2510
or tammyh@windomnews.com

Information needs to be submitted by Wednesday, April 13, 2022.



Class of 2022

NOTICE OF HEARING ON VIEWERS' REPORT IN THE MATTER OF THE REDETERMINATION OF BENEFITS JUDICIAL DITCH NO. 10

The Cottonwood County Board of Commissioners, acting as the Drainage Authority for Judicial Ditch No. 10, finds as follows: that a proceeding has been commenced for the redetermination of benefits and damages and benefited areas and damaged areas of Cottonwood County Judicial Ditch No. 10; that said proceeding is now pending; that the Viewers appointed herein have made and filed their report in the office of the Cottonwood County Auditor-Treasurer.

The Cottonwood County Board of Commissioners establishes: **Tuesday March 29, 2022 at 9:00 a.m.**, in the Law Enforcement Center in Windom, MN as the time and place to hear and consider the Viewer's Report; and that all persons interested in the redetermination of benefits and damages and benefited and damaged areas of Cottonwood County Judicial Ditch No. 10, Cottonwood County, Minnesota, are invited to appear and be heard by the Cottonwood County Board of Commissioners, at that time, for or against the proposed proceeding and with respect to any other matters in connection with it.

Judicial Ditch No. 10 provides drainage to portions of Sections 19, 29, 30, 31, 32 of Carson Township; Sections 14, 15, 16, 21, 22, 23, 24, 25, 26, 27, 34, 35, 36 of Dale Township; Sections 1, 2 in Great Bend Township; Sections 5, 6 in Lakeside Township in Cottonwood County.

The redetermined area, which lies over parts of Carson, Dale, Great Bend and Lakeside Townships all in Cottonwood County contains the following landowners in each section and each political subdivision that may be affected.

Carson Township Section 19: JESSE & CRYSTAL FAST, WESLEY & ELAINE KROEKER TR., RUSSELL & BARBARA BRUGMAN, WILLIAM BAERG, MICHAEL & PEGGY WIENS, BENJAMIN & JAYME FAST

Carson Township Section 29: MARTY & PATRICIA ESPENSON

Carson Township Section 30: VERLO & ANDREA ADRIAN, JESSE & CRYSTAL FAST, MARCIA FAST, MICHAEL & PEGGY WIENS, EWERT TRUST, EUGENE & KAREN SUNDERMAN

Carson Township Section 31: FLORENCE ZINKE LE, KENDALL & JANA PIOTTER, LILLIAN & EUGENE FOTH, CARL & MARLENE KUHNS TRUST, KENDALL PIOTTER, EWERT TRUST

Carson Township Section 32: BRANDON COURTS & HEATHER MALMANGER, JESSE FAST, FLORENCE ZINKE LE

Dale Township Section 14: THOMAS & COLLEEN MULLER LE, VERNON NEBERGALL

Dale Township Section 15: DAIN JENSEN, JOHN, MICHAEL & JAMES ANDERSON, NICHOLAS & TONYA MULLER TRUST, RICHARD & DELORES MULLER TRUST, NICHOLAS MULLER LIVING TRUST, ANDREW & ALBERTA VANDERZEE TRUST, PHILLIP & CANDICE DUERKSEN, PHILLIP DUERKSEN, ANDREA MULLER & PATRICK TIDE, RICHARD & DELORES MULLER TRUST, CECIL SILLIMAN ETAL, NICHOLAS MULLER

Dale Township Section 16: CECIL SILLIMAN ETAL

Dale Township Section 21: SIDNEY NELSON, DORIS SCHNEIDER, CHERYL KNUTSON ETAL, NICHOLAS & TANYA MULLER TRUST, CECIL SILLIMAN ETAL

Dale Township Section 22: RICHARD & REBECCA WIENS TRUST, NICHOLAS & TONYA MULLER TRUST, NICHOLAS MULLER, TYLOR JACOBSON, ARLYN BAERG, CHERYL KNUTSON ETAL

Dale Township Section 23: WILLIAM & KIMBERLY KENNY, WINDOM SALES CO INC, MELVIN & ROMELLE WOJAHN TRUST, MICHAEL & KAREN WOJAHN, RICHARD & DELORES MULLER TRUST, RICHARD & REBECCA WIENS TRUST, JOSEPH VOUGHT

Dale Township Section 24: CECIL SILLIMAN ETAL, ALLEN & TINA BAERG TRUST, MICHAEL ADRIAN, RICHARD & REBECCA WIENS TRUST, LEO & ARLENE BARTOSH TRUST

Dale Township Section 25: DONNA PETERSON, MICHAEL SCHWALBACH, DOROTHY DEUTSCHMAN LE, TERRY-TODD DEUTSCHMAN, DEAN & DEBRA SCHROEDER, JULIE GUDMESTAD ETAL

Dale Township Section 26: BERNETTA MARAS LE, MICHAEL & KAREN WOJAHN, RICHARD & DELORES MULLER TRUST, RONALD & CAROL VOUGHT LE, MARTY & PATRICIA ESPENSON, NICHOLAS & TONYA MULLER TRUST

Dale Township Section 27: NICHOLAS & TONYA MULLER TRUST, PERRY SNOOK, CLAY & MELISSA ROLL, KENDALL PIOTTER, FLORENCE PETERSON TRUST, WEGNER FAMILY LLC, BRENT REISDORFER

Dale Township Section 34: ARLYN BAERG, TRENT HARDER, WEGNER FAMILY LLC

Dale Township Section 35: RONALD & CAROL VOUGHT LE, MARTY & PATRICIA ESPENSON, AARON & LAURA KLASSEN, ORVILLE & JANICE WOJAHN TRUST, GROVER BYNUM, ARLYN BAERG

Dale Township Section 36: MYRON PETERS ETAL, MICHAEL & KAREN WOJAHN, SHELJ FAST, F-F FARMS LLP, NICHOLAS FAST, ROBERT WARDIN, SOUTH CENTRAL ELECTRIC ASSN

Great Bend Township Section 1: NEBERGALL INVESTMENTS, MICHAEL & KAREN WOJAHN, STEVE & BRENDA MULLER

Great Bend Township Section 2: ORVILLE WOJAHN

Lakeside Township Section 5: GARY & JANEL EWERT

Lakeside Township Section 6: GORDON GOERTZEN, TIM & CYNTHIA KETZENBERG TR

Public Entities and Road Authorities: MnDOT, Cottonwood County, Carson, Dale, Great Bend, & Lakeside Townships

BY ORDER OF THE COTTONWOOD COUNTY BOARD OF COMMISSIONERS

Donna Torkelson
Cottonwood County Auditor-Treasurer