

# PUBLIC NOTICES

**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: William Broers, a single man

Mortgagee: U.S. Bank National Association

Dated: July 22, 2020

Recorded: July 22, 2020

Cottonwood County Recorder Document No. 288848

Transaction Agent: N/A

Transaction Agent Mortgage Identification Number: N/A

Lender or Broker: U.S. Bank National Association

Residential Mortgage Servicer: U.S. Bank National Association

Mortgage Originator: U.S. Bank National Association

**LEGAL DESCRIPTION OF PROPERTY:** LOT 1 IN BLOCK 43 IN THE SECOND ADDITION TO THE CITY OF WINDOM, COTTONWOOD COUNTY, MINNESOTA

This is Abstract Property. TAX PARCEL NO.: 258220220 ADDRESS OF PROPERTY: 1264 4th Ave Windom, MN 56101

COUNTY IN WHICH PROPERTY IS LOCATED: Cottonwood

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$117,826.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$125,944.62

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:** April 21, 2022, 10:00 AM

**PLACE OF SALE:** Sheriff's Office, 902 5th Ave., City of Windom, 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 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 October 21, 2022 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: February 24, 2022

U.S. Bank National Association, Mortgagee

By: HALLIDAY, WATKINS & MANN, P.C.

Attorneys for:

U.S. Bank National Association, Mortgagee

101 Fifth Street East, Suite 2626

St. Paul, MN 55101

651-291-8955

651-228-1753 (fax)

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

10.40MN10858 (703— Mar. 2, 9, 16, 23, 30; Apr. 6, 2022)

**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 2, 2012

**ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE:** \$55,550.00

**MORTGAGOR(S):** Joan K Winter, a single person, and Terri Finseth, a married person, pursuant to a Assumption Agreement executed January 9, 2017.

**MORTGAGEE:** Mortgage Electronic Registration Systems, Inc.

**TRANSACTION AGENT:** Mortgage Electronic Registration Systems, Inc.

**MIN#:** 100273100009329042

**LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE:** BMO Harris Bank N.A.

**SERVICER:** Carrington Mortgage Services, LLC

**DATE AND PLACE OF FILING:** Filed March 12, 2012, Cottonwood County Recorder, as Document Number 266722, As modified of record by Document recorded on May 10, 2017 as Document Number 280314 in the office of the Recorder of Cottonwood County, Minnesota

**ASSIGNMENTS OF MORTGAGE:** Assigned to: Wells Fargo Bank, N.A.; thereafter assigned to US Bank Trust National Association, as Trustee for the TOWD Point Master Funding Trust 2021-PM1; thereafter assigned to Wilmington Savings Fund Society, FSB, as Trustee of Tamarack Mortgage Loan Trust A

**LEGAL DESCRIPTION OF PROPERTY:** The East 50 feet of Lots 11 and 12, in Block 11 of the Original Townsite of the City of Windom

**PROPERTY ADDRESS:** 340 7th St, Windom, MN 56101

**PROPERTY IDENTIFICATION NUMBER:** 258200810

**COUNTY IN WHICH PROPERTY IS LOCATED:** Cottonwood

**THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE:** \$54,940.39

**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 29, 2022, 10:00AM

**PLACE OF SALE:** Sheriff's Main Office, Law Enforcement Center, 902 Fifth Avenue, Windom, MN 56101

to pay the debt 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) the personal representatives or assigns.

**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 October 29, 2022, or the next business day if October 29, 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 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: March 3, 2022

Wilmington Savings Fund Society, FSB, as Trustee of Tamarack Mortgage Loan Trust A

Assignee of Mortgagee LOGS LEGAL GROUP LLP BY

Melissa L. B. Porter - 0337778

Gary J. Evers - 0134764

Joseph M. Rossman - 0397070

David R. Mortensen - 032906X

Attorneys for Mortgagee LOGS Legal Group LLP

1715 Yankee Doodle Road, Suite 210

Eagan, MN 55121

(952) 831-4060

**THIS IS A COMMUNICATION FROM A DEBT COLLECTOR** (707— Mar. 9, 16, 23, 30; Apr. 6, 13, 2022)

**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 4, 2003

**MORTGAGOR:** Joshua R Struck, a single person.

**MORTGAGEE:** United Prairie Bank, Windom Office.

**DATE AND PLACE OF RECORDING:** Recorded April 18, 2003 Cottonwood County Recorder, Document No. 239498.

**ASSIGNMENTS OF MORTGAGE:** Assigned to: Minnesota Housing Finance Agency. Dated April 4, 2003 Recorded April 18, 2003, as Document No. 239499.

**TRANSACTION AGENT:** NONE

**TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE:** NONE

**LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE:** United Prairie Bank, Windom Office

**RESIDENTIAL MORTGAGE SERVICER:** U.S. Bank National Association

**MORTGAGED PROPERTY ADDRESS:** 1260 Lakeview Ave, Windom, MN 56101

**TAX PARCEL I.D. #: 254910080**

**LEGAL DESCRIPTION OF PROPERTY:** Lot 9 of Leffler's Subdivision to the City of Windom, Cottonwood County, Minnesota.

**COUNTY IN WHICH PROPERTY IS LOCATED:** Cottonwood

**ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE:** \$51,500.00

**AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE:** \$50,809.60

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:** May 10, 2022 at 10:00 AM

**PLACE OF SALE:** Sheriff's Office, Cottonwood County Law Enforcement Center, South Front Step, 902 5th Avenue, Windom, 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 November 10, 2022, 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: March 3, 2022

Minnesota Housing Finance Agency

Mortgagee/Assignee of Mortgagee

LIEBO, WEINGARDEN, DOBIE & BARBEE, P.L.L.P.

Attorneys for Mortgagee/Assignee of Mortgagee

4500 Park Glen Road #300 Minneapolis, MN 55416

(952) 925-6888

135 - 22-001230 FC

**IN THE EVENT REQUIRED BY FEDERAL LAW: THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.**

(711— Mar. 16, 23, 30; Apr. 6, 13, 20, 2022)

**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 100 feet; thence East parallel with the North Boundary Line thereof 100 feet to the East Boundary Line thereof 150 feet, thence East parallel with 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 150 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 south of 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.

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 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)

## YOUR RIGHT TO KNOW!

Your right to know and be informed about the functions of government is embodied in public notices. Because self government charges all citizens to be informed, the Citizen urges everyone to read and study these notices. We strongly advise those who seek further information to exercise their right to access to public records and public meetings.



### COUNTY/ Two truck purchases considered for public works department

FROM PAGE 1

#### Bridge replacement

Work will begin in the coming weeks on a bridge replacement project in Mt. Lake Township. Commissioners approved the bid to replace a bridge roughly 0.6 miles south of County Road 13 with a new cement box culvert.

Highway Engineer Nick Klisch said the box culverts have an expected 100-year life span. However, he said that rising fuel costs resulted in bids being considerably higher than anticipated. Regardless, the board approved a bid of \$255,903.95, submitted by Midwest Construction of Marshall.

#### Summer law intern

County Attorney Nick Anderson presented a request to offer a summer intern-

ship to a law student from Windom. Anderson said the person making the request has a solid resume and would help the office with legal research and writing briefs.

Commissioner Larry Anderson thought the request was a good idea.

"We need to have more well-trained people in the field, and we should be helping groom them," Anderson said. "And, ideally, we can encourage them to come back and work in Cottonwood County."

The question was whether the internship would be paid or unpaid. The board ultimately approved allowing an internship of 8 to 12 weeks at a pay rate of \$11 per hour.

#### Truck purchases

Klisch presented a request to purchase two new International trucks with snow plow attachments.

Klisch stated the truck fleet usually has new equipment purchased in pairs. The purchases are planned for the 2023 budget and are in the department's five-year equipment replacement plan.

Klisch added that the trucks typically have mini-mal upgrades.

"We do upgrade the seats, because the drivers spend a lot of time in them," Klisch said. "We also upgrade the insulation to make them quieter. We also can add plow cameras, but the salt generally isn't good for electrical equipment."

The cost is \$233,798.08 per truck, with chassis purchased from Astleford International and outfitting from TBEI.

The current trucks being replaced will be sold. Klisch said they could bring in \$30,000 to \$40,000 each.

#### Waste expo request

Landfill manager Kyle Pillatzki presented the board with a request to attend the annual WasteExpo, held at the Las Vegas Convention Center.

"I went to the expo three years ago and came back with a lot of great ideas," Pillatzki said. "One thing I'm hoping to learn about is how to handle a section that is approaching the end of its life cycle."

Pillatzki noted that the

demolition materials portion of the landfill is likely within five years of reaching its maximum capacity, adding the landfill is trying to maximize space in the area.

The board approved the \$841 registration for the expo, plus travel expense.

#### Other business

In other business, the board:

- Approved a conditional use permit for Bennett Trucking to build a new shop in Lakeside Township, essentially replacing the previous shop, which was destroyed by a fire in 2020.
- Approved a tax abatement for a home construction for Kenneth Derickson. The projected five-year abatement totals \$3,130.
- Approved an Emergency Management Performance Grant application. The \$18,040 grant seeks a 50% match.
- Approved a resignation from sheriff's department civil processor Kristen Porath, effective May 31. Porath has accepted the position as Windom Ambulance Director.

### Legion National Commander to speak in Brewster April 14

■ This is the second time in five years the National Commander has visited Southwest Minnesota.



Commander Paul Dillard

American Legion National Commander Paul E. Dillard is coming to Brewster and will speak on issues of importance to Minnesota veterans.

Among the topics Dillard plans to address are suicide prevention efforts in Minnesota, growing membership at the post level and The American Legion's partnership with Chip Gnassi Racing.

He will visit Brewster American Legion Post 464 at 825 3rd Ave., for a breakfast and presentation on April 14, and talk with veterans, community leaders and citizens. He will tour the Luverne Veterans Home later that day.

"We look forward to sharing with National Commander Dillard the great things our American Legion family members are doing for our veterans, our families and our communi-

ties," said Minnesota American Legion Commander Tom Fernlund. "We encourage members of the public and all supporters of veterans to hear what he has to say."

This is the second time in five years that the American Legion National Commander has visited Southwest Minnesota. In 2018, National Commander Denise Rohan made a tour stop in Windom.

With a membership of almost 2 million wartime veterans, The American Legion was founded in 1919 on the Four Pillars of a strong national security, veterans affairs, Americanism and youth programs. Legionnaires work for the betterment of their communities through nearly 13,000 posts across the nation and overseas, including 538 in Minnesota.

## PUBLIC NOTICES

**PUBLIC 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:** January 5, 2018 **ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE:** \$113,407.00 **MORTGAGOR(S):** Daniel Lee Ysker, an unmarried man **MORTGAGEE:** Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Fairway Independent Mortgage Corporation **TRANSACTION AGENT:** Mortgage Electronic Registration Systems, Inc. **MIN#:** 100392411202548635 **SERVICER:** Flagstar Bank **FSB LENDER:** Fairway Independent Mortgage Corporation. **DATE AND PLACE OF FILING:** Cottonwood County Minnesota, Recorder, on January 10, 2018, as Document No. 282046. **ASSIGNED TO:** Lakeview Loan Servicing, LLC by an Assignment of Mortgage dated 01/17/2020 and recorded on 01/17/2020 as Document No. 287675. **LEGAL DESCRIPTION OF PROPERTY:** Lot Eleven (11) in Block Forty-Seven (47) in the Second Addition to the City of Windom, in Cottonwood County, Minnesota. **PROPERTY ADDRESS:** 1237 3RD AVE, WINDOM, MN 56101 **PROPERTY I.D.:** 25-822-0790 **COUNTY IN WHICH PROPERTY IS LOCATED:** Cottonwood THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: **One Hundred Eleven Thousand Nine Hundred Two and 76/100 (\$111,902.76)** 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: 10:00 AM on June 3, 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 December 3, 2022, or the next business day if December 3, 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 30, 2022** Lakeview Loan Servicing, LLC 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. 22MN00049-1 A-4744501 03/30/2022, 04/06/2022, 04/13/2022, 04/20/2022, 04/27/2022, 05/04/2022 (718— Mar. 30; Apr. 6, 13, 20, 27; May 4, 2022)

**STATE OF MINNESOTA COUNTY OF COTTONWOOD DISTRICT COURT FIFTH JUDICIAL DISTRICT PROBATE DIVISION** Court File No.: 17PR22117 **In Re: Estate of Daniel D. Olsen Decedent**

**NOTICE OF AND ORDER FOR HEARING ON PETITION FOR FORMAL ADJUDICATION OF INTES-TACY, DETERMINATION OF HEIRS, FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS**

It is Ordered and Notice is given that on April 27, 2022 at 8:30 a.m., a hearing will be held in this Court at 900 Third Ave., Windom, Minnesota, on a petition for the

adjudication of intestacy and determination of Decedent's heirs, and for the appointment of Rozlynn Olsen, 406 Eaves Street, Athens, TN 37303, as personal representative of the Decedent's estate in an unsupervised administration.

Any objections to the petition must be raised at the hearing or filed with the Court prior to the hearing. If the petition is proper and no objections are filed or raised, the personal representative will be appointed with the full power to administer the Decedent's estate, including the power to collect all assets; to pay all legal debts, claims, taxes, and expenses; to sell real and personal property; and to do all necessary acts for the Decedent's estate.

Notice is further given that, subject to Minn. Stat. § 524.3-801, all creditors having claims against the Decedent's estate are required to present the claims to the personal representative or to the Court within four (4) months after the date of this notice or the claims will be barred.

**BY THE COURT**  
Christina M. Wietzema  
Pierson Sheila  
Mar 28 2022 8:08 AM  
**Judge of District Court**  
Sheila Pierson  
Pierson Sheila  
Mar 28 2022 8:08 AM  
**Court Administrator**

**FILE** Objections to the petition for appointment of the personal representative must be filed prior to the hearing with the Cottonwood County Court Administration office by: eFiling (electronic filing); email: 5thCottonwoodCourtAdmin@courts.state.mn.us; mail at P.O. Box 97, Windom, MN 56101.

Any interested person planning on attending the hearing should contact Court Administration at 507-831-7003.

MUSKE, SUHRHOFF & PIDDE, Ltd.  
Maryellen Suhrhoff

MN#0283265  
937 3rd Ave., PO Box 397  
Windom, MN 56101  
Telephone: (507) 831-5575  
Facsimile: (507) 831-1097  
e-mail:  
windom@muskelaw.com  
**ATTORNEY FOR PETITIONER**  
(721— Mar. 30; Apr. 6, 2022)

**STATE OF MINNESOTA COUNTY OF COTTONWOOD DISTRICT COURT FIFTH JUDICIAL DISTRICT**

Court File No.: 17PR22112 **In Re: Estate of Nancy Elaine Sell, Decedent.**

**NOTICE OF AND ORDER FOR HEARING ON PETITION FOR DETERMINATION OF DECENT**

Mindy Root ("Petitioner") has filed a Petition for Determination of Descent.

It is Ordered that on April 27, 2022 at 8:30 a.m. a hearing will be held in this Court at 900 3rd Ave., Windom, Minnesota, on the petition.

The petition represents that the Decedent died testate more than three (3) years ago leaving property in Minnesota. The petition requests the Court probate the decedent's last Will dated January, 16, 2015, determine the descent of such property, and assign

the property to the persons entitled.

Any objections to the petition must be raised at the hearing or filed with the Court prior to the hearing. If the petition is proper and no objections are filed or raised, the petition will be granted.

Notice shall be given by publishing this Notice and Order as provided by law and by:

Mailing a copy of this Notice and Order to each interested person by United States mail at least 14 days before the time set for the hearing.

**BY THE COURT**  
Christina M. Wietzema  
Pierson Sheila

Mar 30 2022 12:08 PM  
**Judge of District Court**  
Sheila Pierson  
Pierson Sheila  
Mar 30 2022 12:08 PM  
**Court Administrator**  
MUSKE, SUHRHOFF & PIDDE, Ltd.  
Matthew L. Muske  
Attorney No. 0390585  
112 N Cass Avenue  
PO Box 143  
Springfield, MN 56087  
Phone: (507)723-6221  
Fax: (507)723-6224  
Email:  
msp@muskelaw.com  
**ATTORNEY FOR PETITIONER**  
(724— Apr. 6, 13, 2022)


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### Cottonwood County Veterans Service Office

The Cottonwood County Veterans Service Office is a primary point of contact for veterans and their families who seek assistance with local, state, and federal veteran's benefits. Some of the services available are assistance with federal VA disability/pension claims, VA health care enrollment, and VA burial benefits, as well as Minnesota Department of Veterans Affairs benefits.

To find out more about VA benefits call Todd Dibble at 507-831-5522. Our office is located at 41385 US Hwy. 71 in Windom, MN. You may also go to our Cottonwood County website at www.co.cottonwood.mn.us to find general contact information and current information under the "What's New" section.

This ad was made possible by the Minnesota Department of Veterans Affairs. For more information you may also call the Veterans Linkage Line at 1-888-LinkVet (546-5838).



## Important Notice Regarding Property Assessment

This may affect your 2023 property tax payments.

Notice is hereby given that the Board of Appeal and Equalization of the following townships and cities in Cottonwood County will be held for the purpose of determining 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 appearing to the county board of appeal and equalization.

Cottonwood County 2022 Local Boards of Appeal and Equalization				
Day	Date	Township/City	Time	Location
Thursday	April 21, 2022	Amboy Township	2:00-2:30 p.m.	Amboy Town Hall
Friday	April 22, 2022	Amo Township	2:00-2:30 p.m.	Storden Community Center
Friday	April 22, 2022	Ann Township	11:00-11:30 a.m.	Storden Community Center
Tuesday	April 19, 2022	Carson Township	3:30-4:00 p.m.	IMC Center - Delft
Thursday	April 21, 2022	Dale Township	6:30-7:00 p.m.	Chuck DeWanz Home
Thursday	April 21, 2022	Delton Township	5:00-5:30 p.m.	Delton Town Hall
Thursday	April 21, 2022	Germantown Township	1:00-1:30 p.m.	Sanborn ADM Meeting room
Monday	April 18, 2022	Great Bend Township	11:00-11:30 a.m.	Cottonwood County LEC
Friday	April 22, 2022	Highwater Township	1:00-1:30 p.m.	Storden Community Center
Tuesday	April 19, 2022	Lakeside Township	1:00-1:30 p.m.	Lakeside Town Hall
Tuesday	April 19, 2022	Midway Township	6:30-7:00 p.m.	Open Book - Conference call
Tuesday	April 19, 2022	Mountain Lake Township	2:00-2:30 p.m.	Mountain Lake Town Hall
Friday	April 22, 2022	Rosehill Township	4:00-4:30 p.m.	Storden Community Center
Thursday	April 21, 2022	Selma Township	11:00-11:30 a.m.	Selma Town Hall
Monday	April 18, 2022	Southbrook Township	2:00-2:30 p.m.	Monica Kirchner Home
Monday	April 18, 2022	Springfield Township	1:00-1:30 p.m.	Springfield Town Hall
Friday	April 22, 2022	Storden Township	3:00-3:30 p.m.	Storden Community Center
Friday	April 22, 2022	Westbrook Township	5:00-5:30 p.m.	Westbrook Town Hall
Monday	April 11, 2022	Bingham Lake (City)	6:00-6:30 p.m.	Bingham Lake City Hall
Monday	April 25, 2022	Comfrey (City)	7:00-7:30 p.m.	Comfrey City Hall
Wednesday	May 4, 2022	Jeffers (City)	5:00-5:30 p.m.	Jeffers City Hall
Thursday	April 28, 2022	Mountain Lake (City)	5:30-6:00 p.m.	Mountain Lake City Hall
Tuesday	May 3, 2022	Storden (City)	5:00-5:30 p.m.	Storden Community Center
Monday	May 2, 2022	Westbrook (City)	5:30-6:00 p.m.	Westbrook City Hall
Monday	May 9, 2022	Windom (City)	4:30-5:00 p.m.	Windom City Hall
Tuesday	June 21, 2022	County Equalization	6:00 p.m.	Cottonwood County Courthouse

**GALE BONDHUS, COTTONWOOD COUNTY ASSESSOR • 507-831-2458**

Please contact one of your town board members, or city council member, or the county assessor's office by phone or mail to address your questions and concerns prior to the LBAE date.

## Official Publication

County of Cottonwood

Notice of public hearing and intent to consider plans for redistricting of county commissioner districts in accordance with Minnesota Statutes, Section 375.01 to 375.025

**Published in Cottonwood County Citizen March 30th, April 6th, and April 13th, 2022**

Notice is hereby given that on the 19th day of April 2022, at 9:02 a.m., the Cottonwood County Board of Commissioners will hold a public hearing at the Cottonwood County Courthouse, 900 3rd Avenue, in the City of Windom, for the purpose of considering preliminary plans for the redistricting of Cottonwood County Commissioner Districts. A copy of the preliminary plans with all attachments and supporting documentation shall be available for public inspection in the office of the Auditor Treasurer during regular office hours of 8:00 a.m. to 4:30 p.m., Monday through Friday. Any citizen intending to submit a plan for consideration in the redistricting of Cottonwood County Commissioner Districts must submit the plan to the Auditor Treasurer no later than April 13th, 2022, at 4:30 p.m.

Notice is also given that the Cottonwood County Board of County Commissioners will meet in the Cottonwood County Courthouse, 900 3rd Avenue, in the City of Windom on April 19th, 2022, for the purpose of redistricting Cottonwood County Commissioner Districts.

Dated: March 22, 2022  
Donna Torkelson  
Cottonwood County Auditor Treasurer