

PUBLIC NOTICES

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 23, 2017
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$101,134.00
MORTGAGOR(S): Cory Pohlman and Apryl Pohlman, husband and wife as joint tenants with right of survivorship
MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Plains Commerce Bank, its successors and assigns
DATE AND PLACE OF RECORDING:
 Recorded: June 23, 2017 Cottonwood County Recorder Document Number: 280600
LOAN MODIFICATION:
 Dated: October 31, 2020
 Recorded: January 13, 2021 Document Number: 290280
ASSIGNMENTS OF MORTGAGE:
 And assigned to: Guild Mortgage Company
 Dated: December 12, 2018
 Recorded: December 18, 2018 Cottonwood County Recorder
 Document Number: 284677
 And assigned to: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Plains Commerce Bank, its successors and assigns
 Dated: July 8, 2020
 Recorded: July 27, 2020 Cottonwood County Recorder
 Document Number: 288886
 And assigned to: Guild Mortgage Company LLC
 Dated: March 21, 2022
 Recorded: April 5, 2022 Cottonwood County Recorder
 Document Number: 294049
 Transaction Agent: Mortgage Electronic Registration Systems, Inc.
 Transaction Agent Mortgage Identification Number: 1005210-0808027432-8
 Lender/Broker/Mortgage Originator: Plains Commerce Bank
 Residential Mortgage Servicer: Guild Mortgage Company
COUNTY IN WHICH PROPERTY IS LOCATED: Cottonwood
 Property Address: 1409 3rd Ave, Windom, MN 56101
 Tax Parcel ID Number: 25-351-0400
LEGAL DESCRIPTION OF PROPERTY: Lot 7 and the South One-Half of Lot 8 in Block 4 of Hutton and Collins` Addition in the City of Windom, Cottonwood County, Minnesota
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$111,764.51
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: July 29, 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 January 28, 2023, or the next business day if January 28, 2023 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: April 20, 2022
MORTGAGEE: Guild Mortgage Company LLC
 Wilford, Geske & Cook, P.A.
 Attorneys for Mortgagee
 7616 Currell Boulevard, Suite 200
 Woodbury, MN 55125
 (651) 209-3300
 File Number: 050694-F1
 (738— April 27; May 4, 11, 18, 25; June 1, 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: October 20, 2006
MORTGAGOR: Wayne Reinken and Kathleen M Reinken, his wife.
MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for America's Wholesale Lender, its successors and assigns.
DATE AND PLACE OF RECORDING: Recorded October 23, 2006 Cottonwood County Recorder, Document No. 251653.
ASSIGNMENTS OF MORTGAGE: Assigned to: THE BANK OF NEW YORK MELLON, F/K/A The Bank of New York as trustee for registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2006-23. Dated April 15, 2022
 Recorded April 20, 2022, as Document No. 294179.
TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.
TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 1000157-0007385910-6
LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: America's Wholesale Lender
RESIDENTIAL MORTGAGE SERVICER: Carrington Mortgage Services LLC
MORTGAGED PROPERTY ADDRESS: 2012 Sweden Avenue, Storden, MN 56174
TAX PARCEL I.D. #: 233550220
LEGAL DESCRIPTION OF PROPERTY:
 The South 25 feet of Lot 5 and all of Lot 4, in Block 4, in Hawthorn Subdivision to the City of Storden, Cottonwood County, Minnesota.
COUNTY IN WHICH PROPERTY IS LOCATED: Cottonwood
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$48,830.00
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$47,226.87
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: June 21, 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 December 21, 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: April 21, 2022
 The Bank of New York Mellon f/k/a The Bank of New York, as Trustee
 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
 85 - 22-002606 FC
IN THE EVENT REQUIRED BY FEDERAL LAW: THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.
 (743— May 4, 11, 18, 25; June 1, 8, 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: February 18, 2021
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$137,952.00
MORTGAGOR(S): Jason R Minion, a single man
MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Towne Mortgage Company dba AmeriCU Mortgage, its successors and assigns
DATE AND PLACE OF RECORDING:
 Recorded: February 19, 2021 Cottonwood County Recorder Document Number: 290598
ASSIGNMENTS OF MORTGAGE:
 And assigned to: Towne Mortgage Company dba AmeriCU Mortgage
 Dated: March 31, 2022
 Recorded: March 31, 2022 Cottonwood County Recorder Document Number: 294021
 Transaction Agent: Mortgage Electronic Registration Systems, Inc.
 Transaction Agent Mortgage Identification Number: 1000637-0000632586-1
 Lender/Broker/Mortgage Originator: Towne Mortgage Company dba AmeriCU Mortgage
Residential Mortgage Servicer: Towne Mortgage Company d/b/a AmeriCU Mortgage
COUNTY IN WHICH PROPERTY IS LOCATED: Cottonwood
 Property Address: 632 Edison Ave, Westbrook, MN 56183
 Tax Parcel ID Number: 24-266-0060
LEGAL DESCRIPTION OF PROPERTY: The North 12 feet of Lot 5 and all of Lot 6, Block 1, Wes Ewy Addition to the City of Westbrook, Cottonwood County, Minnesota
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$152,271.48
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: July 29, 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 February 01, 2023, or the next business day if February 01, 2023 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: May 2, 2022
MORTGAGEE: Towne Mortgage Company d/b/a AmeriCU Mortgage
 Wilford, Geske & Cook, P.A.
 Attorneys for Mortgagee
 7616 Currell Boulevard, Suite 200
 Woodbury, MN 55125
 (651) 209-3300
 File Number: 051047-F1
 (744— May 4, 11, 18, 25; June 1, 8, 2022)

Cottonwood County Planning Commission
PUBLIC HEARING
LEGAL NOTICE
CONDITIONAL USE PERMIT APPLICATION

An application has been submitted by Duininck, Inc, requesting a Conditional Use Permit, required by Cottonwood County Zoning Ordinance #36 Hot-mix asphalt plant on the parcel of property described as:
 Parcel: The West Half of the Northeast Quarter, Section 12, Township 107 North, Range 36 West, Amboy Township, Cottonwood County, Minnesota
A Public Hearing to consider said Conditional Use Permit will be held by the Cottonwood County Planning Commission on May 26, 2022 at 1:30 P.M. The hearing will be held at the library in the BARC Center 1012 5th Ave Windom, MN 56101. For any questions, please call 507-832-8287
 By Order of the Cottonwood County Planning Commission
 Alex Schultz, Planning and Zoning Technician
 (746— May 11, 2022)

Cottonwood County Planning Commission
PUBLIC HEARING
LEGAL NOTICE
CONDITIONAL USE PERMIT APPLICATION

An application has been submitted by Robin Quincey, requesting a Conditional Use Permit, required by Cottonwood County Zoning Ordinance #28 House in shoreland in the property described as:
 Parcel: The Northeast Quarter of the Northeast Quarter of Section 26, T 107 North, Range 38 West, Westbrook Township, Cottonwood County, Minnesota
A Public Hearing to consider said Conditional Use Permit will be held by the

Cottonwood County Planning Commission on May 26, 2022 at 1:30 P.M. The hearing will be held at the library in the BARC Center 1012 5th Ave Windom, MN 56101. For any questions, please call 507-832-8287
 By Order of the Cottonwood County Planning Commission
 Alex Schultz, Planning and Zoning Technician
 (747— May 11, 2022)

STATE OF MINNESOTA
COUNTY OF COTTONWOOD
DISTRICT COURT
FIFTH JUDICIAL DISTRICT
[PROBATE DIVISION]
 Court File No.: 17-PR-22-169
In Re: Estate of Alice Jean Gustafson, Decedent.
AMENDED NOTICE OF AND ORDER FOR HEARING ON PETITION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS

It is Ordered and Notice is given that on June 8, 2022 at 8:30 a.m. a hearing will be held remotely, on a petition for the formal probate of an instrument purporting to be the Decedent's Will dated 1/9/2013, and for the appointment of Mary Kay Klassen, whose address is 1417 6th Ave., Mountain Lake, MN 56159 and Linda Lea Mellick, whose address is 9156 N. Maple St., Hayden, ID 83835 as co-personal representatives of the Decedent's estate in 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; pay all legal debts, claims, taxes, and expenses; sell real and personal property; and 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
 Dated: May 6 2022 9:21 AM
 Christina M. Wietzema
Judge of District Court
 Dated: May 6 2022 9:21 AM
 Sheila Pierson
Court Administrator

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: efilng (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
 (745— May 11, 18, 2022)

official proceedings of

COTTONWOOD COUNTY

OFFICIAL PUBLICATION
 April 19, 2022
 Cottonwood County Board of Commissioners
 Regular Meeting

The Board of Commissioners met at the Cottonwood County Courthouse in Windom, MN. Present in person for all or portions of the meeting were: Commissioners Larry Anderson, Norman Holmen, Donna Gravley, Kevin Stevens, Tom Appel, County Attorney Nick Anderson, County Coordinator Kelly Thongvivong, Auditor/Treasurer Donna Torkelson, Kathy Marsh, Jim Hartshorn, Gale Bondhus, David Grev, Brad Hutchison, Nick Klisch, David Bucklin, Scott Reimer, Troy Rasmussen, Rob Anderson, and Joel Alvstad.
Routine Items — approved by unanimous roll call or regular vote: to approve the agenda as amended; to approve the minutes of the April 5, 2022 regular meeting as amended; to approve April warrants in the amount of \$162,687.55 and broken down as follows: County Revenue Fund — \$81,120.48, Long Term Capital Outlay — \$3,970.99, County Building Fund — \$5,733.64, Ditch Fund — \$3,341.79, Taxes and Penalties Fund — \$16,363.86, Road and Bridge Fund — \$36,422.47, Waste Abatement/Score Fund — \$329.00; adjournment.
Personnel Items — approved by unanimous roll call or regular vote: to allow the Assistant Solid Waste Administrator to attend the 2022 Waste Expo in Las Vegas, NV, May 9 – 11; to move Dave Grev to permanent full-time status as Deputy Assessor effective April 25, 2022; to approve the seasonal hire of Tiffany Vande Kieft, Tyler Zieske, Dylan Serreyne, Parker Alvstad, Sam Doorenbos, Zach Squires, and Joshua Hedman pending successful completion of all hiring requirements; to accept the resignation from Doug Jones, Heavy Equipment Operator, effective April 12, 2022, with appropriate payout of benefits; to approve advertising for the three vacant positions of Heavy Equipment Mechanic (40 hours), Heavy Equipment

Operator (40 hours), and Accounting Assistant (32 to 40 hours).

Additional Action Items — approved by unanimous roll call or regular vote: to adopt Resolution for Adoption of County Commissioner Districts — Plan 1; to adopt resolution 22-04-19B authorizing the Board Chair and County Engineer to sign the MnDOT — CSAH 2 Federal Funding agreement; to accept the low bid from Duininck, Inc. in the amount of \$2,925,347.30 for Project 017-602-027 and contingent upon MnDOT approval; to adopt resolution 22-04-19C "Resolution Calling for a Public Hearing on Proposed Tax Abatement for new Residential Project" (1901 Bud Road); to adopt resolution 22-04-19D "Resolution Calling for a Public Hearing on Proposed Tax Abatement for new Residential Project" (1903 Bud Road); to approve the MN Wetlands Conservation Act Application submitted by the Economic Development Authority of Windom and CBC DT, LLC; to recess as the County Board and to convene as the Ditch Authority; to allow Chairman Gravley to sign the letter from the Ditch Authority to MnDOT regarding the County Ditch #42 crossing at Trunk Highway 30; to approve the CD#35 Petition to Repair application and allow Commissioner Anderson to hire an Engineer; to adjourn as the Ditch Authority and to reconvene as the County Board; to adopt resolution 22-04-19A "In support of the Windom TH60 Corridor Study Implementation Plan;" to close the meeting at 11:32 a.m. based on attorney/client privilege to discuss Daniel G. Kamin Windom LLC v. County of Cottonwood, Court file Nos. 17-CV-20-232 and 17-CV-21-38; to open the meeting at 11:39 a.m.; to accept the offer from Daniel G. Kamin Windom LLC for their tax settlement.
 S/Donna Torkelson,
 Auditor/Treasurer
 S/Donna Gravley,
 Board Chair
 S/Kelly Thongvivong,
 County Coordinator

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.