

# 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."

### DATE:

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)

### CONDEMNATION STATE OF MINNESOTA IN DISTRICT COURT COUNTY OF COTTONWOOD FIFTH JUDICIAL DISTRICT COURT FILE NO. 17-CV-22-194

State of Minnesota, by its Commissioner of Transportation, Petitioner,  
 vs.  
 Unknown heirs of Marian W. Kolander, et al.  
 Respondents.

### IN THE MATTER OF THE CONDEMNATION OF CERTAIN LANDS FOR TRUNK HIGHWAY PURPOSES NOTICE

To the Respondents herein above named:  
 You, and each of you, are hereby notified that on August 31, 2022, at 9:00 a.m., or as soon thereafter as counsel can be heard, before Judge Christina M. Wietzeema, via remote hearing from the Courthouse at Windom, Cottonwood County, Minnesota, the above named petitioner will present to the above named Court a petition now on file herein for the condemnation of certain lands for trunk highway purposes. You are notified this matter is set for remote hearing. This hearing will not be in person at the courthouse. Instructions for attending the remote hearing may be obtained from Cottonwood County Court Administration. A copy of said petition is attached hereto and incorporated herein.

YOU, AND EACH OF YOU, ARE FURTHER NOTIFIED, That at the above time and place the above-named petitioner will also move the court for an order transferring title and possession to petitioner of the parcels described in the petition in accordance with Minn. Stat. §117.042, as

of October 5, 2022.  
 YOU, AND EACH OF YOU, ARE FURTHER NOTIFIED, that all persons occupying the property described in the petition must VACATE THE AREA BEING ACQUIRED AND MOVE ALL OF YOUR PERSONAL PROPERTY FROM SAID AREA BEING ACQUIRED ON OR BEFORE OCTOBER 5, 2022. All advertising signs or devices located on the property being acquired must be removed by October 5, 2022.

YOU, AND EACH OF YOU, ARE FURTHER NOTIFIED, that (1) a party wishing to challenge the public use or public purpose, necessity, or authority for a taking must appear at the court hearing and state the objection or must appeal within 60 days of a court order; and (2) a court order approving the public use or public purpose, necessity, and authority for the taking is final unless an appeal is brought within 60 days after service of the order on the party.

Dated: May 13, 2022  
 KEITH ELLISON  
 Attorney General  
 State of Minnesota  
 s/Mathew Ferche  
 MATHEW FERCHE  
 Assistant Attorney General  
 Atty. Reg. No. 0391282  
 445 Minnesota Street  
 Suite 1800  
 St. Paul, Minnesota  
 55101-2134  
 (651) 757-1457 (Voice)  
 (651) 297-4077 (Fax)  
 mathew.ferche@ag.state.mn.us  
 ATTORNEY FOR PETITIONER

### CONDEMNATION STATE OF MINNESOTA IN DISTRICT COURT COUNTY OF COTTONWOOD FIFTH JUDICIAL DISTRICT STATE OF MINNESOTA, by its Commissioner of Transportation, Petitioner,

vs.  
 Unknown heirs of Marian W. Kolander, deceased, Marlin Kolander, also known as Marlin Clark Kolander, Myra A. Kolander Caceres, also known as Myra Caceres, Murray J. Kolander, also known as Murray Jay Kolander, Bank Midwest, successor in interest by corporate merger, consolidation, amendment, or conversion to Bank Midwest, Minnesota Iowa, N.A., County of Cottonwood, also all other persons unknown claiming any right, title, estate, interest or lien in the real estate described in the Petition herein,  
 Respondents.

### IN THE MATTER OF THE CONDEMNATION OF CERTAIN LANDS FOR TRUNK HIGHWAY PURPOSES PETITION

To the District Court above named the State of Minnesota brings this Petition and respectfully states and alleges:

I. That Trunk Highway numbered 62, being Route numbered 016, has been located according to law and passes over the lands herein described.

That it is duly covered by Centerline Order numbered 21043 and Temporary Easement Order numbered 99238.

II. That the Commissioner of Transportation deems it necessary that the State of Minnesota for trunk highway purposes obtain a temporary easement in the lands herein described, together with the following rights: To acquire all trees, shrubs, grass and herbage within the right of way herein to be taken, and to keep and have the exclusive control of the same.

It is the intention of the above-named petitioner to move the court for an order authorizing the Court Administrator to accept and deposit in an interest bearing account payments from the petitioner to the court pursuant to Minnesota statutes.

Further, it is the intention of the above-named petitioner to move the court for an order transferring title and possession of the parcels herein described, prior to the filing of an award by the court appointed commissioners, pursuant to Minnesota Statutes §117.042.

The petitioner reserves its right to recover costs of clean up and testing and all other damages arising from the presence of pollutants, contaminants, or hazardous materials on the property described herein, from all potential responsible parties,

including respondents herein where appropriate, in a separate legal action to the extent permitted by law.

III. That the following described lands in these proceedings taken are situated in Cottonwood County, Minnesota; that the names of all persons appearing of record or known to your petitioner to be the owners of said lands or interested therein, including all whom your petitioner has been able by investigation and inquiry to discover, together with the nature of the ownership of each, as nearly as can be ascertained, are as follows:  
 Parcel 331A  
 C.S. 1704 (62=16) 901  
 S.P. 8827-320RW

The right to use that part of Tract A described below for highway purposes, which right shall cease on December 1, 2027, or on such earlier date upon which the Commissioner of Transportation determines by formal order that it is no longer needed for highway purposes:

Tract A. The South Half of the Southeast Quarter of Section 28, Township 105 North, Range 37 West, Cottonwood County, Minnesota;

which lies southerly of a line run parallel with and distant 210 feet northerly of the following described line: Beginning at a point on Line 1 described below, distant 410.5 feet westerly of its point of termination (measured along said Line 1); thence easterly 375 feet along said Line 1 and there terminating;

Line 1. Beginning at a point on the north and south quarter line of Section 33, Township 105 North, Range 37 West, distant 30.6 feet south of the north quarter corner thereof; thence westerly at an angle of 88 degrees 06 minutes from said north and south quarter line (measured from south to east) for 2166.1 feet to tangent spiral point; thence deflect to the left on a spiral curve of decreasing radius (spiral angle 01 degrees 07 minutes 30 seconds) for 150 feet to spiral curve point; thence deflect to the left on a 01 degree 30 minute circular curve (delta angle 05 degrees 51 minutes) for 390 feet and there terminating;

containing 1.00 acre, more or less.  
 Names of parties interested in the above described land and nature of interest:  
 Marian W. Kolander, deceased  
 Record Fee

Marlin Kolander, also known as Marlin Clark Kolander  
 Myra A. Kolander Caceres, also known as Myra Caceres  
 Murray J. Kolander, also known as Murray Jay Kolander  
 Claimant of Fee

Bank Midwest, successor in interest by corporate merger, consolidation, amendment, or conversion to Bank Midwest, Minnesota Iowa, N.A.  
 Mortgage  
 County of Cottonwood  
 Taxes and Special Assessments

WHEREFORE, Your petitioner prays that commissioners be appointed to appraise the damages which may be occasioned by such taking, and that such proceedings may be had herein as are provided by law.

Dated: May 6, 2022  
 KEITH ELLISON  
 Attorney General  
 State of Minnesota  
 s/Mathew Ferche  
 MATHEW FERCHE  
 Assistant Attorney General  
 Atty. Reg. No. 0391282  
 100857  
**MINN. STAT. § 549.211**  
**ACKNOWLEDGMENT**

The party or parties on whose behalf the attached document is served acknowledge through their undersigned counsel that sanctions may be imposed pursuant to Minn. Stat. § 549.211.

Dated: May 6, 2022  
 KEITH ELLISON  
 Attorney General  
 State of Minnesota  
 s/Mathew Ferche  
 MATHEW FERCHE  
 Assistant Attorney General  
 Atty. Reg. No. 0391282  
 445 Minnesota Street  
 Suite 1800  
 St. Paul, Minnesota  
 55101-2134  
 (651) 757-1457 (Voice)  
 (651) 297-4077 (Fax)  
 mathew.ferche@ag.state.mn.us  
 ATTORNEY FOR PETITIONER  
 (750— May 25; June 1, 8, 2022)

# 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:  
DATE OF MORTGAGE: April 23, 2019  
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$162,011.00  
MORTGAGOR(S): To Xaya-vong and Yesenia Garcia, husband and wife  
MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Stearns Lending, LLC

DATE AND PLACE OF FILING: Recorded on April 24, 2019 as Document Number 285712 in the Office of the County Recorder of Cottonwood County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: Freedom Mortgage Corporation by assignment recorded on April 30, 2020 as Document Number 288268 in the Office of the County Recorder of Cottonwood County, Minnesota.

LEGAL DESCRIPTION OF PROPERTY: The East 25 feet of the South 150 feet of Lot 6, and the West 60 feet of the South 150 feet EXCEPT the East 8 feet of the North 65 feet thereof, of Lot 7, all in Block 3 of Janzen's Subdivision No. 2, being a subdivision of Lot 14 of County Auditor's Subdivision No. 1 in the City of Mountain Lake, Cottonwood County, Minnesota.

STREET ADDRESS OF PROPERTY: 657 4TH AVENUE, MOUNTAIN LAKE, MN 56159

COUNTY IN WHICH PROPERTY IS LOCATED: Cottonwood County, Minnesota.

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$196,980.40

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

NAME OF MORTGAGE ORIGINATOR: Stearns Lending, LLC

RESIDENTIAL SERVICER: Freedom Mortgage Corporation

TAX PARCEL IDENTIFICATION NUMBER: 22-413-0560

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: 1001833558034019587

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: July 08, 2022 at 10:00 AM.

PLACE OF SALE: Cottonwood County Sheriff's Office, Law Enforcement Center, 902 Fifth 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 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 January 9, 2023.

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.

MORTGAGOR(S) RELEASED FROM FINANCIAL

**OBLIGATION ON MORTGAGE: None**

Dated: May 13, 2022  
FREEDOM MORTGAGE CORPORATION  
Mortgagee  
TROTTLAW, P.C.  
By: /s/  
N. Kibongni Fondungallah, Esq.

Samuel R. Coleman, Esq.  
**\*Sung Woo Hong, Esq.\***  
Attorneys for Mortgagee  
25 Dale Street North  
St. Paul, MN 55102  
(651) 209-9760  
(22-0260-FC01)

**THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.**

(749— May 18, 25;  
June 1, 8, 15, 22, 2022)

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

Court File No.: 17PR22220  
**In Re: Estate of Arlene O. Burbank Decedent.**

**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 22, 2022 at 8:30 a.m. a hearing will be held in this Court at the Cottonwood County Courthouse, 900 Third Avenue, Windom, Minnesota 56101-0097, for the formal probate of an instrument purporting to be the decedent's Will dated February 10, 2012, and for the appointment of Lloyd Brand, whose address is 41229 Highway 71, Windom, Minnesota 56101, as personal representative of the estate of the decedent 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 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 estate.

Notice is also 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 18 2022 1:39 PM  
Christina M. Wietzema  
**Judge of District Court**  
Dated: May 18 2022 1:40 PM  
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: e-filing (electronic filing); email: 5thCottonwoodCourt-Admin@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.

Paul N. Muske (MN# 76831)  
Muske, Suhrhoff & Pidde, Ltd.  
112 N. Cass Avenue  
P.O. Box 143  
Springfield  
Minnesota 56087  
Telephone: (507) 723-6221  
Facsimile: (507) 723-6224  
(751— May 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: 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: Minne-

sota 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 Feffler'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.**

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE Pursuant to the provisions of Minnesota Statutes 580.07,

the foregoing foreclosure sale is postponed until June 21, 2022, at 10:00 AM at the Sheriff's Office, Cottonwood County Law Enforcement Center, South Front Step, 902 5th Avenue, Windom, MN, in said county and state.

Dated: May 20, 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

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

(752— May 25, 2022)

**STATE OF MINNESOTA DISTRICT COURT COUNTY OF COTTONWOOD FIFTH JUDICIAL DISTRICT**  
Court File Number 17-CV-22-219

**SUMMONS**  
Delores L. Kleinow, Plaintiff,

vs.  
Lawrence Henry Kleinow; Marty G. Borchart, Janice K. Paulson, Jill D. Meyers, and Barbara E. Karschnik, heirs of Elizabeth Alvera (Kleinow) Johnson, f/k/a Elizabeth Alvera Kleinow Borchart; Glen Borchart, Edna Fern (Kleinow) Curry; Timothy D. Roehl, Randall L. Roehl, and Patrick C. Roehl, heirs of Phyllis Jean (Kleinow) Roehl, Giles Roehl; Richard Roy Kleinow, The unknown heirs of Elizabeth Alvera Johnson, the unknown heirs of Floyd R. Johnson, the unknown heirs of Phyllis Jean Roehl, the unknown heirs of Giles Roehl, the unknown heirs of Glen Borchart, and all other persons unknown claiming any right, title, estate, interest or lien in the real estate described in the complaint herein,

Defendant(s)  
THE STATE OF MINNESOTA TO THE ABOVE NAMED DEFENDANTS:  
YOU ARE BEING SUED. The Plaintiff has started a lawsuit against you. The Plaintiff's Complaint against you is on file in the office of the court administrator of the above named court. Do not throw these papers away. They are official papers that affect your rights. You must respond to this lawsuit even though it may not yet be filed with the Court and there may be no court file number on this Summons.

YOU MUST REPLY WITHIN 20 DAYS TO PROTECT YOUR RIGHTS. You must give or mail to the person who signed this Summons a written response called an Answer within 20 days of the date on which you received this Summons. You must send a copy of your Answer to the person who signed this Summons located at:

Blethen Berens  
100 Warren Street, Suite 400  
Mankato, MN 56001

YOU MUST RESPOND TO EACH CLAIM. The Answer is your written response to the Plaintiff's Complaint. In your Answer you must state whether you agree or disagree with each paragraph of the Complaint. If you believe the Plaintiff should not be given everything asked for in the Complaint, you must say so in your Answer.

YOU WILL LOSE YOUR CASE IF YOU DO NOT SEND A WRITTEN RESPONSE TO THE COMPLAINT TO THE PERSON WHO SIGNED THIS SUMMONS. If you do not Answer within 20 days, you will lose this case. You will not get to tell your side of the story, and the Court may decide against you and award the Plaintiff everything asked for in the Complaint. If you do not want to contest the claims stated in the Complaint, you do not need to respond. A default judgment can then be entered against you for the relief requested in the Complaint.

LEGAL ASSISTANCE. You may wish to get legal help from a lawyer. If you do not have a lawyer, the Court Administrator may have information about places where you can get legal assistance. Even if you cannot get legal help, you must still provide a written Answer to protect your rights or you may lose the case.

ALTERNATIVE DISPUTE RESOLUTION. The parties may agree to or be ordered to participate in an alternative dispute resolution process under Rule 114 of the Minnesota General Rules of Practice. You must still send your written response to the Complaint even if you expect to use alternative means of resolving this dispute.

THIS LAWSUIT MAY AFFECTOR BRING INTO QUESTION TITLE TO REAL PROPERTY located in the County of Cotton Wood, State of Minnesota, legally described as follows:  
The West Half of the Southeast Quarter (W 1/2 SE 1/4) and the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 17, Township 107, Range 34, Cottonwood County, Minnesota.

The object of this action is to quiet Plaintiff's title to said real estate and to determine the adverse claims of the Defendants to the same and the rights of the respective parties therein, and the relief demanded in the Complaint consists wholly in excluding said Defendants from any interest in or lien on said real estate and no personal claim is being made against any of said Defendants.

Dated this 17th day of May, 2022.

**BLETHEN BERENS**  
By: /S/ John Christian  
John T. Christian,  
No. 0402635  
Attorneys for Plaintiff  
100 Warren Street, Suite 400  
Mankato, MN 56001  
(507) 345-1166  
jchristian@blethenberens.com  
(753— May 25;  
June 1, 8, 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: 7/25/2018  
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$103,098.00  
MORTGAGOR(S): Annonson Savanh, a single man  
MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Caliber Home Loans, Inc.

DATE AND PLACE OF FILING: 7/27/2018 as Instrument No. 283528 in the Office of the County Recorder in Cottonwood County, Minnesota.

The mortgage was assigned for value as follows:  
Assignee: Caliber Home Loans, Inc.  
Assignment dated: 03/21/2022  
Assignment recorded: 03/23/2022

Assignment recording information: Instrument No. 293967

All in the records of the County Recorder in Cottonwood County, Minnesota.

TAX PARCEL I.D. NO.: 22-161-0481

LEGAL DESCRIPTION OF PROPERTY: The west 60 Feet of the East 110 Feet of Lot 29, County Auditor's Subdivision No. 1 in the Village (now City) of Mountain Lake, Cottonwood County, Minnesota

Abstract Property  
STREET ADDRESS OF PROPERTY: 1107 Mountain

Lake Rd, Mountain Lake, MN 56159

COUNTY IN WHICH PROPERTY IS LOCATED: Cottonwood

LENDER OR BROKER AND MORTGAGE ORIGINATOR: Caliber Home Loans, Inc.

RESIDENTIAL MORTGAGE SERVICER: Caliber Home Loans, Inc.

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE: \$115,296.43 AS OF 06/17/2022.

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 Mortgage will be foreclosed, and the mortgaged premises will be sold by the Sheriff of Cottonwood County, Minnesota at public auction as follows:  
DATE AND TIME OF SALE: 07/27/2022 at 10:00 AM  
PLACE OF SALE: Cottonwood County Sheriff's 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) or Mortgagor's personal representatives or assigns is six (6) months.

TIME AND DATE TO VACATE PROPERTY: If the mortgage is not reinstated under Minn. Stat. §580.30 or redeemed under Minn. Stat. §580.23, the mortgagor must vacate the mortgaged property by 11:59 p.m. on 02/27/2023, or the next business day if 02/27/2023 falls on a Saturday, Sunday or legal holiday.

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 MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Publication to begin the week of: 05/22/2022 - 05/28/2022

Caliber Home Loans, Inc., Mortgagee/Mortgage Assignee  
The Sayer Law Group, P.C.,  
By Brian G. Sayer, Attorney for Mortgagee/Mortgage Assignee  
925 E 4th St., Waterloo, IA 50703

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

(754— May 25;  
June 1, 8, 15, 22, 29, 2022)



**The Open Book**  
**Now Online**  
[www.mnpublicnotice.com](http://www.mnpublicnotice.com)  
Search public notices published in local newspapers from across the state in one convenient place. Stay in the know at [www.mnpublicnotice.com](http://www.mnpublicnotice.com).

MINNESOTA NEWS PAPER ASSOCIATION  
A public service provided by Minnesota Newspapers and the Minnesota Newspaper Association.