

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 Xayavong 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
TROTTE LAW, 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. § 524.3801, 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)

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. Borchardt, Janice K. Paulson, Jill D. Meyers, and Barbara E. Karschnik, heirs of Elizabeth Alvera (Kleinow) Johnson, f/k/a Elizabeth Alvera Kleinow Borchardt; Glen Borchardt, 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 Borchardt, 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 alterna-

tive 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 AFFECT OR 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 Savannah, 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 PRO-

DUCTION, AND ARE ABANDONED.

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

Caliber Home Loans, Inc., Mortgagee/Mortgagee Assignee

The Sayer Law Group, P.C., By Brian G. Sayer, Attorney for Mortgagee/Mortgagee 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)

ECONOMIC DEVELOPMENT AUTHORITY OF WINDOM PUBLIC HEARING NOTICE SALE OF LAND

Notice is hereby given that the Economic Development Authority of Windom (the "EDA") will hold a public hearing, pursuant to Minnesota law, concerning the potential sale of property owned by the EDA and located in the City of Windom. **The public hearing will be held in the Windom City Council Chambers at 444 9th Street, Windom, Minnesota, on Monday, June 13, 2022, at the meeting which begins at 12:00 noon.**

The property to be sold is described as: Lot 6 in Block 2 of Windom Industrial Park Subdivision in the City of Windom, Cottonwood County, Minnesota, except for the East 63.11 feet of said lot.


Property Address: 1925 North Redding Avenue, Windom, MN.

Parcel No.: 25-839-0075.

Prior to the public hearing, members of the public may contact the EDA Office by phone at 507-832-8661 or 507-832-8659, or by e-mail at jim.hartshorn@windommn.com, or in person to obtain information concerning the terms and conditions of the proposed sale or to comment on the proposed sale. Interested parties may also submit written comments to the address below prior to the hearing.

At the public hearing, all interested parties may appear in person and express their comments for consideration by the EDA's Board of Commissioners. Following the public hearing, the EDA Board will make a decision as to whether to approve the sale of this property on the proposed terms and conditions.

ECONOMIC DEVELOPMENT AUTHORITY OF WINDOM
444 9th Street
P.O. Box 38
Windom, MN 56101
Phone: 507-831-6125
(755— June 1, 2022)




Cottonwood County

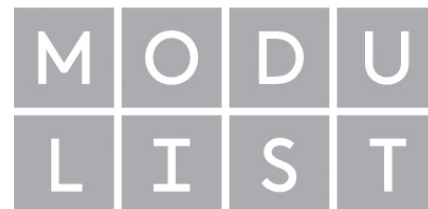
In our next issue, we have partnered with an online order platform named Modulist to publish our obituaries and death notices.


It is an intuitive, self-serve order platform where once the order is processed to its completion will be uploaded the same day on our website!

Our paid obituaries can include up to two photos, biographical information, and survivors, and will not be edited. All obituaries must be able to be verified with an official source (funeral home, cremation service, death certificate, anatomy bequest program).

Our paid death notices include limited information and are subject to editing to fit within our guidelines.







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