

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 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)

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: 100183358034019587

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)

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 am., 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
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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)



Has sport fishing gone beyond fun and food

Most of my fishing is now in that proverbial rear view mirror. It started as a bicycle ride one mile west, to Beaver Creek in Murray County.

“Go dig some worms and catch some nice spring bullheads. Forget about chores, stay ‘til you catch enough for everyone. I’ll clean ‘em, your mom knows how to fry them just right in that cast-iron skillet. Butter, salt and pepper is all we need to make ‘em taste real good.”

And, that’s just what little brother and I did.

By then we each had a rod and reel, close-faced spinning reel, nylon rod. We got tired of backlashes and untangling those old casting reels. It happened no matter how well we thumbed that spool of old, braided, 20-pound line. What did we need that 20-pound line for? Those bullheads only weigh a half a pound!

Since then I’ve done quite a bit of fishing in some really good waters. One of the best was when buddy Mac, son Scott and I caught a live well full of walleyes each day for two days.

The limit was eight per day so legal limit for two days was 16 for each of us, 48 for three. We were on the



RON KUECKER
OUTDOORS COLUMNIST
rdk@windomnet.com

west side of Lake Oahe, well north of Pierre, S.D. That was when Oahe was full of walleyes and fat filled from eating millions of smelt.

But we fished better than we counted and left the lake with “only” 46.

The best part of that trip was seeing the look of envy on the faces of 3 fellow veterinarians from Minnesota that were just heading out while we were cutting out big filets to take home.

Walleyes are certainly better eating than duck breasts anytime. They even surpass a tender young pheasant pan fried, roasted or on the grill.

Oh, the fun and take-home food part of walleye fishing! Incomparable. That was when take-home food had

a different meaning than today.

Science and gadgets

Nowadays, fishing seems to have passed me by. For sure I can throttle down and still do it the old-fashioned way, catch some good eaters and maybe even sip a beer now that I’m considerably older than 21.

My friend Del from Montevideo makes sure of that when he takes me catfishing on his pontoon in the Minnesota River.

But sometimes, I wonder, have we gone too far with our underwater cameras, and sonar that can tell you the length of a fish, and reels that count the feet of line you have out? Then there’s the trolling motors you can set to go the perfect speed and on a straight line by pushing a button.

Well, it’s here and won’t go away. Most of those using the latest in electronics have as much fun doing that as catching fish. We won’t deplete the fishing, many say, because we follow the law as laid out by fish graduates from college. We also practice catch and release guidance, both legal and moral.

Catch and release

Because some large-mouth bass fishing contests have grown into huge events with large catches, the only way to justify that is by strict catch and release rules. I have read there are more than 50,000 fishing tournaments annually in the U.S.A. We need to know how effective catch and release really is.

So, a study was done on Brushy Creek Lake in central Iowa for the years 2015-2018. It followed the fishing thru 40 tournaments each year. They did this by observation and electrofishing post tournament and normal.

The results are too long for here but in general survival rates were worse as water temps went higher later in the summer. It stated 85 percent survived at 54 degrees but only 66 percent of them made it three days at 66 degrees water temps. Eighty-six of 3,425 died at catching time. They found no evidence of differences in size of fish.

Bottom line, there was a post catch and release death rate of 15 to 35 percent depending on water tem-



RON KUECKER

This perfectly motionless, probably odorless, 4- to 5-day-old fawn was photographed by me while standing directly over it. Its mother had placed it there and will return to be nursed, then led to another spot.

peratures. The researchers were suggestive of catch, measure, photo and release as a means of increasing survival.

Reference – Page 10, June 2022, *In-Fisherman magazine*.

Considering that fisherman’s honesty is on par with politicians it’s not likely that will happen. Ha, ha!

June is fawn month

Mating season for deer in our area is the highest in the last week in October and the first week in November. Archers get that last week in October, firearms hunters the first week in November.

Leave that alone, it works very well. Seven months later fawn birthing takes place, that’s right now.

I almost stepped on one in tall bluegrass Memorial Day weekend and then saw a doe nursing one fawn on June 5th. Around 80 percent are born in June, 10 percent in May and July.

It’s often said that fawns have no odor for the first seven to 10 days of life. My sharp-nosed, 18-month-old, black lab ran past the totally motionless fawn at my feet and never broke stride.

Theory confirmed, probably.

GOLF/ Lund takes 21st for Eagle girls

FROM PAGE 7

tournament with a two-day total of 188.

Minnewaska-Belgrade-Brooklyn-Elrosa won the team title by a single stroke over

Redwood Valley, finishing with a two-day score of 685.

The top five individuals not on the champion team qualified for the state tournament.

Section 3AA Girls Final Team Scores: 1. Minnewaska-BBE 342-343—685, 2. Redwood Valley 342-344—686, 3. Fairmont 362-349—711, 4. Litchfield 374-365—739, 5. Marshall 393-382—775.

Individual Top 5 and State Qualifiers: 1. Charlie Hanson (MCA) 75, 11. Peyton Coaltran (NLS) 75, 31. Noah Dietz (NLS) 76, 31. Owen Sudenga (Luveme) 76.

Windom results: 21. Ada Lund 95-93—188.



JOEL ALVSTAD 6/8 golf 72

ALEX CORY found himself playing from the driving range on Hole 9 to finish Wednesday’s Section 3AA Meet.



JOEL ALVSTAD 6/8 golf 106

ADA LUND chips onto the green to set up a par putt during Wednesday’s final day of the Section 3AA Golf Meet, held at Oakdale Golf Course near Buffalo Lake. Lund shot a 93 on the second day, finishing with a two-day score of 188, which was good for 21st place.

PUBLIC NOTICES

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 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 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 PRODUCTION, 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)

COTTONWOOD COUNTY, MINNESOTA PUBLIC HEARING NOTICE RESIDENTIAL PROPERTY TAX ABATEMENT

A Public Hearing will be held by the Cottonwood County Commissioners on Tuesday, June 21, 2022, at 5:30 P.M. in the County Commissioners’ Room in the Cottonwood County Courthouse, 900 Third Avenue, Windom, Minnesota, to consider granting a residential property tax abatement pursuant to Minnesota Statutes §469.1813.

Request submitted by Robin D. Quincey, as Trustee of Robin D. Quincey Separate Property Trust. Abatement period—5 years commencing on first year of taxes payable for full assessed value related to new home. Based on 2022 tax rates, estimated total abatement could be approximately \$5,815.

Property Address: 35537 County Road 53, Westbrook, MN 56183

Legal Description of Property: Part of Government Lot 5 in Section 26, Township 107 North, Range 38 West in Westbrook Township in Cottonwood County, Minnesota. (abbreviated description)

Parcel #: 18-026-0303

All parties interested in commenting on this proposed abatement may either contact the County Coordinator’s Office by e-mail: Kelly.Thongvong@co.cottonwood.mn.us or by phone at 507-831-5669 OR may submit written comments to the address below prior to the hearing.

BY ORDER OF THE COTTONWOOD COUNTY COMMISSIONERS
Donna Torkelson,
County Auditor/Treasurer
900 Third Avenue
Windom, MN 56101
Phone: 507-831-1905
(757— June 8, 2022)

STATE OF MINNESOTA
COUNTY OF
COTTONWOOD
FIFTH

JUDICIAL DISTRICT DISTRICT COURT PROBATE DIVISION

Court File No.: 17PR22205

Estate of:
Barbara Jean Rehnelt aka Barbara J. Rehnelt
Decedent.

NOTICE AND ORDER OF HEARING ON PETITION FOR FORMAL ADJUDICATION OF INTESTACY, TERMINATION OF HEIRSHIP, 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. via zoom, a hearing will be held in this Court at the Cottonwood County District Court Windom, Minnesota, for the adjudication of intestacy and determination of heirship of the Decedent, and for the appointment of Thomas L. Rehnelt, whose address is 226 Foxborough Lane, Le Sueur, MN as personal representative of the Estate of the Decedent in an unsupervised administration. Any objections to the petition must be filed with the Court prior to or raised at the hearing. If proper and if no objections are filed or raised, the Personal Representative will be appointed with full power to administer the Estate, including the power to collect all assets; pay all legal debts, claims, taxes and expenses, to sell real and personal property, and to do all necessary acts for the Estate.

Notice is also given that, (subject to Minnesota Statutes section 524.3-801) all creditors having claims against the Estate are required to present the claims to the Personal Representative or to the Court Administrator within four months after the date of this Notice or the claims will be barred.

BY THE COURT

Pierson Sheila
Dated: May 16 2022 11:44 AM
Christina M. Wietzema
Judge of District Court
Pierson Sheila
Dated: May 16 2022 11:44 AM
Sheila Pierson
Court Administrator
Attorney for: Petitioner
John M. Skubitz
Anderson & Skubitz, PLLC
108 South Main Street
Le Sueur, MN 56058-
Attorney License No: 279419
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(756— June 8, 15, 2022)