

official proceedings of  
**COTTONWOOD COUNTY**

**OFFICIAL PUBLICATION**

June 21, 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 Coordinator Kelly Thongvivong, Auditor/Treasurer Donna Torkelson, Kathy Marsh, Jim Hartshorn, Gale Bondhus, David Grev, Ron Schramel, Jim Hartshorn, Louisa Novack, Simone Bolin, and Rahn Larson.  
**Routine Items**—approved by unanimous roll call or regular vote: to approve the agenda; to approve the minutes of the June 7, 2022 regular meeting; to approve June warrants in the amount of

\$74,365.72 and broken down as follows: County Revenue Fund — \$20,746.07, Ditch Fund — \$3,759.50, Road and Bridge Fund — \$30,153.65, Waste Abatement/Score Fund — \$14,033.23, Landfill Enterprise Fund — \$5,673.27; adjournment.  
**Personnel Items** — approved by unanimous roll call or regular vote: to make Craig Borsgard a permanent, part-time Buildings and Grounds Worker effective June 20, 2022; to move Craig Borsgard onto the 2022 wage matrix at Range 8, Step A (\$17.79/hour) effective June 20, 2022; to hire the recommended applicant on Range 10, Step H (\$24.13) on the 2022 wage matrix with the understanding that they will only receive a COLA, if granted, not a step for 2023, and will be allowed up to 120 hours of unpaid time to be used within first year.  
**Additional Action Items**

— approved by unanimous roll call or regular vote: to approve resolution 22-06-21 and the documents regarding the issuance, sale, and delivery of General Obligation Water Revenue Bonds provided from Fryberger Bond Counsel; to set the minimum bids for parcels on the List of Tax-Forfeited Land #23 at \$100 except parcel 25.352.0450 to be set at \$1,000; to approve Resolution 22-06-21A “Notice of Public/Private Sale of Tax-Forfeited Lands;” to allow the Auditor/Treasurer to advertise for bids for the clean-up and/or removal of buildings on tax forfeiture parcels, if needed; to approve resolution 22-06-21B “Resolution Approving Tax Abatement for Certain Property Pursuant to Minn. Stat. 469.1813;” to recess the regular board meeting at 6:00 pm for the Board of Appeal and Equalization meeting.  
S/Donna Torkelson,

Auditor/Treasurer S/Donna Gravley, Board Chair S/Kelly Thongvivong, County Coordinator  
**OFFICIAL PUBLICATION**  
Cottonwood County Board of Commissioners County Board of Appeal and Equalization Meeting  
June 21, 2022  
The Cottonwood County Board of Commissioners met for the annual County Board of Appeal and Equalization meeting on Tuesday, June 21, 2022 at 6:00 p.m. at the Cottonwood County Courthouse in Windom, MN. Presiding over the meeting was Chairman Donna Gravley. Present in person for all or portions of the meeting were: Commissioners Donna Gravley, Tom Appel, Larry Anderson, Norm Holmen, and Kevin Stevens; County Coordinator Kelly Thongvivong, Auditor/

Treasurer Donna Torkelson, County Attorney Nick Anderson, Kathy Marsh, County Assessor Gale Bondhus, David Grev, Sarah Lanier, and Simone Bolin.  
County Assessor Gale Bondhus presented assessment valuation changes and statistics from 2021 to 2022 to the Board. Value changes were made based on qualifying sales that took place in the county from 10/01/20 to 09/30/21. Bondhus presented 2022 new construction changes and comparisons by district from 2021 to 2022 as well as valuation changes by property type from 2021 to 2022. Bondhus also reviewed real estate changes over the last 30 years.  
Bondhus presented the County Assessor recommendations to the board as there were no members of the public with questions in attendance.

Approved by unanimous roll call or regular vote: to decrease the building value by \$30,600 due to an adjustment for the unfinished basement on the house on parcel 12.023.0602 owned by Jason and Molly Lohrenz; to decrease the building value by \$10,300 due to an adjustment for the condition of the house addition on parcel 25.521.0130 owned by Clifford and Joyce Zimmerman Trustee; to decrease the building value by \$33,600 due to an adjustment on the square footage of the house on parcel 25.160.0200 owned by Tony and Teri Scott; to accept the remainder of assessments as presented.  
S/Donna Torkelson, Auditor/Treasurer S/Donna Gravley, Board Chair S/Kelly Thongvivong, County Coordinator

**PUBLIC NOTICES**

STATE OF MINNESOTA COUNTY OF COTTONWOOD **ORDER AND NOTICE OF PUBLIC HEARING ON REDETERMINATION OF BENEFITS BEFORE THE DRAINAGE AUTHORITY FOR JACKSON AND COTTONWOOD COUNTIES, JOINT JUDICIAL DITCH 16 JOINT JUDICIAL DITCH 54 BEFORE THE DRAINAGE AUTHORITY OF JOINT JUDICIAL DITCH 16 AND JOINT JUDICIAL DITCH 54 OF JACKSON AND COTTONWOOD COUNTIES**

In the matter of the Redetermination of Benefits of Joint Judicial Ditch 16 and Joint Judicial Ditch 54.  
**NOTICE OF HEARING ON VIEWERS REPORTS**  
Notice is hereby given, that a proceeding has been commenced by the Drainage Authority of Joint Judicial Ditch 16 and Joint Judicial Ditch 54 of Jackson and Cottonwood Counties of Minnesota, for the redetermination of benefits and damages and benefited areas and damaged areas of Judicial Ditch 16 and Judicial Ditch 54. That the proceeding is pending;

That the viewers appointed herein have made and filed their reports in the offices of the Jackson and Cottonwood County Auditor-Treasurers in Jackson and Windom Minnesota; and  
That the following is a brief description of the lands drained:

• Judicial Ditch 16, Jackson and Cottonwood Counties by its main tile, branches, various laterals, and tile systems. Judicial Ditch 16 system drains all or part of the following townships: **Jackson County, Christiania Township Sections: 1-3 and 10-12; Kimball Township Sections: 6 and 7; Cottonwood County, Lakeside Township Sections: 34-36; Mountain Lake Township Section 31;**  
• Judicial Ditch 54, Cottonwood and Jackson Counties by its main tile, branches, various laterals, and tile systems. Judicial Ditch 54 system drains all or part of the following townships: **Cottonwood County, Great Bend Township Sections: 30-31; Springfield Township Sections: 25 and 36; Jackson County, Delafield Township Section: 6; Weimer Township Sections: 1-2 and 11-12; AND THAT, THEREFORE, on July 26, 2022 at 1:00 p.m. in the Cottonwood County Law Enforcement Center, 902 5th Ave, Windom, MN ~ lower level, the Drainage Authority of said systems shall hear and consider said viewers' reports, and all the persons interested in the redetermination of benefits are invited to appear and be heard before the Drainage Authority, for and against the proposed redetermination of benefits with respect to any other matters in connection therewith. A copy of the viewers' reports can be examined at the offices of the Jackson County Auditor, 405 4th St, Jackson, MN, or the Cottonwood County Auditor 900 3rd Ave, Windom, MN.  
Should you also have questions or concerns in regards to your viewer's report that you would like answered before the hearing you are highly encouraged to contact**

the Auditor's office of the County in which the parcel is located: Jackson County 507-847-2763 or Cottonwood County 507-831-1342.  
Dated: June 22, 2022  
Kevin Nordquist, Jackson County Auditor/Treasurer Donna Torkelson, Cottonwood County Auditor/Treasurer (761— July 6, 13, 20, 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:** August 15, 2013  
**MORTGAGOR:** Terry P. Schmit, a single man.  
**MORTGAGEE:** Mortgage Electronic Registration Systems, Inc. as nominee for Primary Residential Mortgage, Inc. its successors and assigns.  
**DATE AND PLACE OF RECORDING:** Recorded August 16, 2013 Cottonwood County Recorder, Document No. 270671.  
**ASSIGNMENTS OF MORTGAGE:** Assigned to: Wells Fargo Bank, N.A. Dated February 24, 2014 Recorded February 25, 2014, as Document No. 272211. And thereafter assigned to: Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust I. Dated May 5, 2021 Recorded May 5, 2021, as Document No. 291183. And thereafter assigned to: Carrington Mortgage Services, LLC. Dated May 5, 2022 Recorded May 6, 2022, as Document No. 294324.  
**TRANSACTION AGENT:** Mortgage Electronic Registration Systems, Inc.  
**TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE:** 100146410001720600  
**LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE:** Primary Residential Mortgage, Inc.  
**RESIDENTIAL MORTGAGE SERVICER:** Carrington Mortgage Services LLC  
**MORTGAGED PROPERTY ADDRESS:** 61 10th Street, Windom, MN 56101  
**TAX PARCEL I.D. #:** 253520150  
**LEGAL DESCRIPTION OF PROPERTY:** Lot 1 in Block 4 in Hutton and Collins' Subdivision in the Village (now City) of Windom in Cottonwood County, Minnesota.  
**COUNTY IN WHICH PROPERTY IS LOCATED:** Cottonwood

**ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE:** \$71,428.00  
**AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE:** \$61,306.35  
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:** August 25, 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 February 27, 2023, 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: June 21, 2022  
Carrington Mortgage Services, LLC  
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 - 22-003762 FC  
**IN THE EVENT REQUIRED BY FEDERAL LAW: THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.**  
(766— June 29; July 6, 13, 20, 27; Aug. 3, 2022)

**STATE OF MINNESOTA COUNTY OF COTTONWOOD FIFTH JUDICIAL DISTRICT PROBATE DIVISION Court File No. 17-PR-22-288**  
**Estate of Karen E. Dibble, Decedent**  
**NOTICE AND ORDER OF HEARING ON PETITION FOR PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS**  
It is Ordered and Notice is given that on August 8, 2022 at 2:15 p.m., a hearing will be held in this Court at 900 Third Avenue, Windom, Minnesota, for the formal probate of an instrument purporting to be the Will of the Decedent dated, June 22, 2015, (“Will”), and for the appointment of Todd I. Dibble, whose address is 926 Adams Avenue, Westbrook MN 56183 and Jann E. Connick, whose address is 110 First Avenue, Westbrook MN 56183 as Personal Representatives 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 Representatives will be appointed with full power to administer the Estate including the power to collect all assets, to pay all legal debts,

**STATE OF MINNESOTA COUNTY OF COTTONWOOD FIFTH JUDICIAL DISTRICT PROBATE DIVISION Court File No. 17-PR-22-295**  
**In Re: Estate of Maxine Bussa, 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 August 8, 2022 at 2:15 P.M. a hearing will be held in this Court at 900 Third Avenue, Windom, Minnesota, on a petition for the formal probate of an instrument purporting to be the Decedent's Will dated 11/19/2021, and for the appointment of Bradley Bussa, whose address is 1332 10th Avenue, Windom, Minne-

**STATE OF MINNESOTA COUNTY OF COTTONWOOD FIFTH JUDICIAL DISTRICT PROBATE DIVISION Court File No. 17-PR-22-264**  
**Estate of Judy L. Rempel a/k/a Judy Lee Rempel, Decedent**  
**NOTICE AND ORDER OF HEARING ON PETITION FOR FORMAL ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRSHIP, APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS**  
It is Ordered and Notice is given that on July 25, 2022 at 2.15 p.m. a hearing will be

held in this Court at 900 3rd Avenue, Windom, Minnesota, 56101, for the adjudication of intestacy and determination of heirship of the Decedent, and for the appointment of Cindy Gardiner whose address is 1009 Mountain Lake Road, Mountain Lake, MN 56159 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, to pay all legal debts, claims, taxes and expenses, to sell real and personal property, and to do all necessary acts for the Estate.  
Objections to the petition for appointment of the personal representative must be filed prior to the hearing with the Cottonwood County Court Administration office by:

efiling (electronic filing); email: 5thCottonwoodCourtAdmin@courts.state.mn.us; or mail at P.O. Box 97, Windom, MN 56101. Any interested person planning on attending the hearing should contact Court Administration at 507-831-4551  
**BY THE COURT**  
Michelle A. Dietrich  
Judge of District Court  
June 27, 2022  
Sheila Pierson  
Court Administrator  
June 27, 2022  
Attorney for Petitioner  
Ronald J. Schramel  
Schramel Law Office  
910 Fourth Avenue,  
PO Box 505  
Windom, MN, 56101  
Attorney License No: 254757  
Telephone: (507) 831-1301  
FAX: (507) 831-4200  
Email: schramellaw@windomnet.com  
(767— July 6, 13, 2022)

**STATE OF MINNESOTA COUNTY OF COTTONWOOD FIFTH JUDICIAL DISTRICT PROBATE DIVISION Court File No.: 17-PR-22-288**  
**Estate of Karen E. Dibble, Decedent**  
**NOTICE AND ORDER OF HEARING ON PETITION FOR PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS**  
It is Ordered and Notice is given that on August 8, 2022 at 2:15 p.m., a hearing will be held in this Court at 900 Third Avenue, Windom, Minnesota, for the formal probate of an instrument purporting to be the Will of the Decedent dated, June 22, 2015, (“Will”), and for the appointment of Todd I. Dibble, whose address is 926 Adams Avenue, Westbrook MN 56183 and Jann E. Connick, whose address is 110 First Avenue, Westbrook MN 56183 as Personal Representatives 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 Representatives will be appointed with full power to administer the Estate including the power to collect all assets, to pay all legal debts,

claims, taxes and expenses, to sell real and personal property, and to do all necessary acts for the 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 Representatives or to the Court Administrator within four months after the date of this Notice or the claims will be barred.  
(COURT SEAL)  
**BY THE COURT**  
Dated: July 6, 2022  
/S/ Michelle Dietrich  
Judge of District Court  
/S/ Sheila Pierson  
Court Administrator  
Attorney for Petitioners  
Jared M. Koch #0400147  
Blethen Berens  
100 Warren Street, Suite 400  
Mankato, MN, 56001  
Telephone: (507) 345-1166  
Fax: (507) 345-8003  
Email: jkoch@blethenberens.com  
(769— July 13, 20, 2022)

**STATE OF MINNESOTA COUNTY OF COTTONWOOD DISTRICT COURT FIFTH JUDICIAL DISTRICT [PROBATE DIVISION] Court File No.: 17-PR-22-295**  
**In Re: Estate of Maxine Bussa, 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 August 8, 2022 at 2:15 P.M. a hearing will be held in this Court at 900 Third Avenue, Windom, Minnesota, on a petition for the formal probate of an instrument purporting to be the Decedent's Will dated 11/19/2021, and for the appointment of Bradley Bussa, whose address is 1332 10th Avenue, Windom, Minne-

sota, as personal representative 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: July 8, 2022  
Christina M. Wietzema  
Judge of District Court  
Dated: July 8, 2022  
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: 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  
(770— July 13, 20, 2022)

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