

# 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  
DISTRICT COURT  
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, Minnesota, 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: 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.

**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)



**• FILING NOTICE •**

## Amo Township Election

Notice is hereby given that the Amo Township Election, in the County of Cottonwood, State of Minnesota will be held on Tuesday, the 8th day of November 2022, between 7:00 a.m. and 8:00 p.m., at the Storden Civic Center.

The first day for filing affidavits of candidacy will be Tuesday, Aug. 2, 2022 and the last day for filing affidavits of candidacy for said election will be Tuesday, Aug. 16, 2022, closing at 5:00 p.m. at Storden Civic Center, 312 America Street, Storden, MN.

**(1) SUPERVISOR A**  
Four-year term  
**(1) CLERK**  
Four-year term  
Karla Nelson, Clerk

Published 7/9/22, 7/13/22, 7/16/22, 7/20/22, 7/23/22

**SAMPLE BALLOT**

**State Partisan Primary Ballot  
Cottonwood County, Minnesota  
August 9, 2022**

**Instructions to Voters:**  
To vote, completely fill in the oval(s) next to your choice(s) like this: ●

This ballot card contains a partisan ballot and a nonpartisan ballot. On the partisan ballot you are permitted to vote for candidates of one political party only.

Grassroots-Legalize Cannabis Party	Legal Marijuana Now Party	Republican Party	Democratic-Farmer-Labor Party
<b>State Offices</b>	<b>Federal Offices</b>	<b>Federal Offices</b>	<b>Federal Offices</b>
<b>Governor and Lieutenant Governor</b> Vote for One Team	<b>U.S. Representative</b> District 7 Vote for One	<b>U.S. Representative</b> District 7 Vote for One	<b>U.S. Representative</b> District 7 Vote for One
<input type="radio"/> Darrell Paulsen and Ed Engelmann <input type="radio"/> Steve Patterson and Matt Huff	<input type="radio"/> Travis "Bull" Johnson	<input type="radio"/> Michelle Fischbach	<input type="radio"/> Jill Abahsain <input type="radio"/> Alycia R Gruenhagen
<b>State Offices</b>	<b>State Offices</b>	<b>State Offices</b>	<b>State Offices</b>
<b>Governor and Lieutenant Governor</b> Vote for One Team	<b>State Senator</b> District 21 Vote for One	<b>State Representative</b> District 21B Vote for One	<b>State Representative</b> District 21B Vote for One
<input type="radio"/> Chris Wright and L.C. Lawrence Converse <input type="radio"/> James McCaskel and David Sandbeck	<input type="radio"/> Brad Hutchison <input type="radio"/> Bill Weber	<input type="radio"/> Jayesun Israel Sherman <input type="radio"/> Marj Fogelman	<input type="radio"/> Michael Heidelberger <input type="radio"/> Tim Walz and Peggy Flanagan <input type="radio"/> Ole Savior and Julia M Parker
<b>State Representative</b> District 21B Vote for One	<b>Governor and Lieutenant Governor</b> Vote for One Team	<b>Secretary of State</b> Vote for One	<b>Governor and Lieutenant Governor</b> Vote for One Team
<input type="radio"/> Scott Jensen and Matt Birk <input type="radio"/> Joyce Lynne Lacey and Kent Edwards <input type="radio"/> Bob "Again" Carney Jr and Captain Jack Sparrow	<input type="radio"/> Steve Carlson <input type="radio"/> Steve Simon	<b>Attorney General</b> Vote for One	<input type="radio"/> Erik van Mechelen <input type="radio"/> Kim Crockett
<b>Secretary of State</b> Vote for One	<b>Attorney General</b> Vote for One	<input type="radio"/> Sharon Anderson <input type="radio"/> Doug Wardlow <input type="radio"/> Jim Schultz	<input type="radio"/> Bill Dahn <input type="radio"/> Keith Ellison
<input type="radio"/> Erik van Mechelen <input type="radio"/> Kim Crockett	<input type="radio"/> Sharon Anderson <input type="radio"/> Doug Wardlow <input type="radio"/> Jim Schultz	<input type="radio"/> Bill Dahn <input type="radio"/> Keith Ellison	
Continue voting on the nonpartisan ballot.	Continue voting on the nonpartisan ballot.	Continue voting on the nonpartisan ballot.	Continue voting on the nonpartisan ballot.
Vote front and back of ballot			

**State and County Nonpartisan Primary Ballot  
Cottonwood County, Minnesota  
August 9, 2022**

**Instructions to Voters:**  
To vote, completely fill in the oval(s) next to your choice(s) like this: ●

This ballot card contains a partisan ballot and a nonpartisan ballot. On the partisan ballot you are permitted to vote for candidates of one political party only.

Federal Offices
<b>Special Election for U.S. Representative</b> District 1 To fill vacancy in term expiring January 3, 2023 Vote for One
<input type="radio"/> Haroun McClellan Grassroots-Legalize Cannabis Party <input type="radio"/> Richard B. Reisdorf Legal Marijuana Now Party <input type="radio"/> Brad Finstad Republican Party <input type="radio"/> Jeff Ettinger Democratic-Farmer-Labor Party <input type="radio"/>
Write-in, if any
Vote front and back of ballot