

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: 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-22-299

Estate of:
Rodney James Schmidt a/k/a Rodney Schmidt, Decedent

NOTICE AND ORDER FOR HEARING ON PETITION FOR DESCENT OF PROPERTY

A Petition for Determination of Descent has been filed with this Court. The Petition represents that the Decedent died more than three years ago, leaving property in Minnesota and requests the probate of Decedent's last Will (if any), and the descent of such property be determined and assigned by this Court to the persons entitled to the property.

Any objections to the Petition must be filed with the Court prior to or raised at the hearing. If proper, and no objections are filed or raised, the Petition may be granted.

IT IS ORDERED and Notice is further given, that the Petition will be heard on August 22, 2022, at 2:15 p.m., by this Court at 900 Third Avenue, Windom, Minnesota.

1. Notice shall be given to all interested persons (MINN. STAT. § 524.1-401) and persons who have filed a demand for notice pursuant to Minnesota Statutes section 524.3-204.

2. Notice shall be given by publishing this Notice and Order as provided by law and by: Mailing a copy of this Notice and Order at least 14 days prior to the hearing date.

BY THE COURT
Michelle Dietrich
Judge of District Court
July 19, 2022
Sheila Pierson
Court Administrator
July 19, 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
(771— July 27; Aug. 3, 2022)

STATE OF MINNESOTA COUNTY OF COTTONWOOD FIFTH JUDICIAL DISTRICT DISTRICT COURT PROBATE DIVISION Court File No.: 17-PR-22-314

Estate of
Mary Anna Watkins, a/k/a Anna Watkins, Estate of William Joseph Watkins, a/k/a Bill Watkins, Decedents

NOTICE AND ORDER FOR HEARING ON PETITION FOR DESCENT OF PROPERTY (MULTIPLE DECEDENTS)

Multiple Petitions for Determination of Descent have been filed with this Court. The Petitions represent that each of the Decedents died more than three years ago and that the Decedents died leaving property in Minnesota.

The Petitions request the probate of each of Decedents' Last Will and Testament, if any, and the descent of such property be determined and assigned by this Court to the persons entitled to the property in a consolidated proceeding.

IT IS ORDERED that the proceedings are consolidated into a single proceeding. Any objections to the Petitions must be filed with the Court prior to or raised at the hearing. If proper, and no objections are filed or raised, the Petitions may be granted.

IT IS ORDERED and Notice is further given, that the Petitions will be heard on August 22, 2022 at 2:15 p.m. by this Court at 900 Third Avenue, Windom, Minnesota.

1. Notice shall be given to all interested persons (MINN. STAT. § 524.1-401) and persons who have filed a demand for notice pursuant to Minnesota Statutes section 524.3-204.

2. Notice shall be given by publishing this Notice and Order as provided by law and mailing a copy of this Notice and Order for Hearing at least 14 days prior to the hearing date.

BY THE COURT
Dated: July 20, 2022
/S/ Michelle Dietrich
Judge of District Court
/S/ Sheila Pierson
Court Administrator
Attorney for Petitioner
Kimberly A. Literovich
#0347632
Blethen Berens
100 Warren Street
Suite 400
Mankato MN 56001
Telephone: 507-345-1166
Fax: 507-345-8003
Email: kliterovich@blethenberens.com
(772— July 27; Aug. 3, 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: July 16, 2007

MORTGAGOR: Ronald B. Presthus and Teresa M. Presthus, Husband and Wife

MORTGAGEE: Beneficial Loan and Thrift Co.

DATE AND PLACE OF RECORDING: Recorded July 19, 2007 Cottonwood County Recorder, Document No. 254044.

ASSIGNMENTS OF MORTGAGE: Assigned to: DLJ Mortgage Capital, Inc. Dated June 23, 2017 Recorded June 26, 2017, as Document No. 280623. And thereafter assigned to: Metropolitan Life Insurance Company. Dated June 23, 2017 Recorded June 26, 2017, as Document No. 280624.

TRANSACTION AGENT: NONE

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: NONE

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Beneficial Loan and Thrift Co.

RESIDENTIAL MORTGAGE SERVICER: Select Portfolio Servicing, Inc.

MORTGAGED PROPERTY ADDRESS: 629 Plum Avenue, Windom, MN 56101

TAX PARCEL I.D. #: 25.449.0010

LEGAL DESCRIPTION OF PROPERTY: Lot 1 of Koep's Subdivision in the City of Windom, Cottonwood County, Minnesota.

COUNTY IN WHICH PROPERTY IS LOCATED: Cottonwood

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$213,203.65

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$230,502.01

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: September 22, 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 March 22, 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: July 15, 2022
Metropolitan Life Insurance Company
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
38 - 22-004144 FC

IN THE EVENT REQUIRED BY FEDERAL LAW: THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.
(778— July 27; Aug. 3, 10, 17, 24, 31, 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: June 1, 1999

MORTGAGOR: Dennis C Fuchs, a single person and Amy J Petersen, a single person.

MORTGAGEE: St. James Federal Savings & Loan Association.

DATE AND PLACE OF RECORDING: Recorded June 17, 1999 Cottonwood County Recorder, Document No. 226826.

ASSIGNMENTS OF MORTGAGE: Assigned to: Minnesota Housing Finance Agency. Dated July 19, 1999 Recorded July 22, 1999, as Document No. 227170.

TRANSACTION AGENT: NONE

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: NONE

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: St. James Federal Savings & Loan Association

RESIDENTIAL MORTGAGE SERVICER: U.S. Bank National Association

MORTGAGED PROPERTY ADDRESS: 1369 2nd Avenue, Windom, MN 56101

TAX PARCEL I.D. #: 258220980

LEGAL DESCRIPTION OF PROPERTY: LOT 1, EXCEPT THE EAST 65 FEET THEREOF, IN BLOCK 50 IN THE SECOND ADDITION TO THE CITY OF WINDOM, COTTONWOOD COUNTY, MINNESOTA.

COUNTY IN WHICH PROPERTY IS LOCATED: Cottonwood

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$39,000.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$19,090.99

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: September 22, 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 twelve (12) 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 September 22, 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: July 19, 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 - 22-004171 FC

IN THE EVENT REQUIRED BY FEDERAL LAW: THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.
(779— July 27; Aug. 3, 10, 17, 24, 31, 2022)

Notice is hereby given that on Tuesday, August 16, 2022, at the City Council Meeting that begins at 6:30 p.m. in the Council Chambers at City Hall, 444 9th Street, Windom, Minnesota, the City Council of the City of Windom will conduct a public hearing.

This will be an informational meeting to discuss the Emergency Services Radios (Police & Fire) Project, including economic and environmental impacts, service area, alternatives to the project, and potential funding sources, including USDA Rural Development. All interested residents and property owners within the City of Windom are encouraged to attend.

By order of the Windom City Council:
Steve Nasby
(780— Aug. 3, 2022)



Your right to know

Your right to know and be informed about the functions of government is embodied in public notices. Because self government charges all citizens to be informed, the Citizen urges everyone to read and study these notices. We strongly advise those who seek further information to exercise their right to access to public records and public meetings.



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