

# 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: November 20, 2012  
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$134,429.00  
MORTGAGOR(S): Jamie Glatz, single man  
MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc. MIN#: 100350200001967017

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Mortgage Research Center, LLC DBA Veterans United Home Loans SERVICER: Wells Fargo Bank, N.A.

DATE AND PLACE OF FILING: Filed November 21, 2012, Cottonwood County Recorder, as Document Number 268572

ASSIGNMENTS OF MORTGAGE: Assigned to: Wells Fargo Bank, N.A.

LEGAL DESCRIPTION OF PROPERTY:

Part of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 24, Township 107 North, Range 36 West of the Fifth Principal Meridian, in Cottonwood County, Minnesota, described as follows:

Commencing at an existing iron monument at the Southeast corner of the Southwest Quarter of said Section 24; thence North 89 degrees 59 minutes 13 seconds West, bearing based on Cottonwood County Coordinate System, along the South line of said Southwest Quarter, a distance of 622.00 feet, thence North 00 degrees 50 minutes 30 seconds East a distance of 45.81 feet, to the Northerly right of way line of State Highway Number 30, this being the point of beginning; thence North 89 degrees 09 minutes 30 seconds West, along said Northerly right of way line, a distance of 322.97 feet; thence North 00 degrees 50 minutes 31 seconds East a distance of 337.18 feet; thence South 89 degrees 09 minutes 30 seconds East, parallel with the centerline of Minnesota State Highway Number 30, as exists, a distance of 322.97 feet; thence South 00 degrees 50 minutes 30 seconds West a distance of 337.18 feet to the point of beginning.

PROPERTY ADDRESS: 48376 State Highway 30, Jeffers, MN 56145

PROPERTY IDENTIFICATION NUMBER: 01-024-0500 COUNTRY IN WHICH PROPERTY IS LOCATED: Cottonwood

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$111,741.93

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;

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: **October 27, 2022, 10:00 AM**

PLACE OF SALE: Sheriff's Main Office, Law Enforcement Center, 902 Fifth Avenue, Windom, MN 56101

to pay the debt 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 6 months from the date of said sale by the mortgagor(s) the personal representatives or assigns.

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 April 27, 2023, or the

next business day if April 27, 2023 falls on a Saturday, Sunday or legal holiday.

"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 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED."

Dated: September 1, 2022  
Wells Fargo Bank, N.A.  
Assignee of Mortgagee  
LOGSLEGAL GROUP LLP  
BY \_\_\_\_\_

Melissa L. B. Porter - 0337778  
Gary J. Evers - 0134764  
Joseph M. Rossman - 0397070

Attorneys for Mortgagee  
LOGS Legal Group LLP  
1715 Yankee Doodle Road, Suite 210  
Eagan, MN 55121  
(952) 831-4060

THIS IS A COMMUNICATOR FROM A DEBT COLLECTOR  
(796—Sept. 7, 14, 21, 28; Oct. 5, 12, 2022)

**STATE OF MINNESOTA COUNTY OF COTTONWOOD FIFTH JUDICIAL DISTRICT DISTRICT COURT PROBATE DIVISION Court File No.: 17-PR-22-373**

Estate of  
**Arnold J. Willaby, Decedent**

**AMENDED 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 October 17, 2022, at 2:15 p.m., a hearing will be held in this Court at 900 3rd Ave., Windom, Minnesota, for the formal probate of an instrument purporting to be the Will of the Decedent dated, April 22, 2013, and codicils to the will, dated December 10, 2015 and April 7, 2021, ("Will"), and for the appointment of Leona E. Willaby, whose address is 31332 550th Ave., 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.

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**  
Dated: 09/12/2022 12:09:01 PM

/S/ Michelle Dietrich  
Judge of District Court (COURT SEAL)

Dated: 09/12/2022 12:09:01 PM  
Sheila Pierson  
Court Administrator

Attorney for Petitioner  
Kim A. Shaffer  
Krahmer, Shaffer & Edmundson, LTD  
717 South State Street  
Suite 100  
Fairmont, MN, 56031  
Attorney License No.: 9951X  
Telephone: (507) 238-4717  
FAX: (507) 238-4719  
Email: kim@krasha.com  
(798—Sept. 21, 28, 2022)

**STATE OF MINNESOTA COUNTY OF COTTONWOOD FIFTH JUDICIAL DISTRICT DISTRICT COURT PROBATE DIVISION Court File No.: 17PR22383**  
Estate of  
**AUDREY MAE DAVIS,**

**a/k/a, AUDREY DAVIS, Decedent**  
**NOTICE AND ORDER OF HEARING ON PETITION FOR PROBATE OF WILL**

It is Ordered and Notice is given that on October 3, 2022, at 2:15 p.m., a hearing will be held in this Court at Cottonwood County Courthouse, 900 3rd Ave., Windom, MN 56101, for the formal probate of an instrument purporting to be the Will of the Decedent dated August 15, 2018. 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 Will will be formally probated.

A charitable beneficiary may request notice of the probate proceedings be given to the Attorney General pursuant to Minnesota Statutes section 501B.41, subdivision 5.  
**BY THE COURT**

Dated: September 7, 2022  
/S/Michelle Dietrich  
Judge of District Court  
Dated: September 7, 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.

Attorney for Petitioner  
Sara N. Wilson  
Lommen Abdo, P.A.  
920 Second Avenue South  
Suite 1000  
Minneapolis, MN 55402  
Attorney License No.: 300706  
Telephone: (612) 336-9343  
FAX: (612) 436-2293  
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C. Thomas Wilson  
C.T. Wilson Law Firm, LLC  
1726 Sutton Lane  
St. Paul, MN 55118  
Attorney License No.: 0117651  
Telephone: (612) 270-7533  
Email: ctwilsonlaw@outlook.com  
(799—Sept. 14, 21, 2022)

**STATE OF MINNESOTA COUNTY OF COTTONWOOD FIFTH JUDICIAL DISTRICT DISTRICT COURT PROBATE DIVISION Court File No.: 17-PR-22-378**

Estate of  
**Kent Arden Erickson, 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 October 17, 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 Karlain M. Erickson whose address is 37657 County Road 53, Storden, MN 56174 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: e-filing (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 507-831-7003.

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**  
Michelle Dietrich  
Judge of District Court  
September 6, 2022

Sheila Pierson  
Court Administrator

Attorney for Petitioner  
Ronald J. Schramel  
Schramel Law Office  
910 Fourth Avenue  
PO Box 505  
Windom, MN, 56101  
Attorney License No.: 0254757  
Telephone: (507) 831-1301  
Email: schramellaw@windomnet.com  
(801—Sept. 21, 28, 2022)

**COTTONWOOD COUNTY, MINNESOTA PUBLIC HEARING NOTICE RESIDENTIAL PROPERTY TAX ABATEMENT**

**A Public Hearing will be held by the Cottonwood County Commissioners on Tuesday, October 4, 2022, at 9:15 A.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 Preferred Choice Homes, LLC. 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 \$4,190.

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September 6, 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  
(800—Sept. 21, 28, 2022)

**STATE OF MINNESOTA COUNTY OF COTTONWOOD FIFTH JUDICIAL DISTRICT DISTRICT COURT PROBATE DIVISION Court File No. 17-PR-22-375**

Estate of  
**Jermaine Mary Grove a/k/a Jermaine M. Grove, 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 October 17, 2022 at 2:15 p.m. a hearing will be held in this Court at 900 Third Avenue, Windom, Minnesota, 56101 for the formal probate of an instrument purporting to be the Will of the Decedent dated May 2, 2018, (the "Will") and for the appointment of Blair J. Grove, 93 12th Street, Windom, MN 56101 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: e-filing (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 507-831-7003.

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**  
Michelle Dietrich  
Judge of District Court  
September 6, 2022  
Sheila Pierson  
Court Administrator

September 6, 2022  
Attorney for Petitioner  
Ronald J. Schramel  
Schramel Law Office  
910 Fourth Avenue  
PO Box 505  
Windom, MN, 56101  
Attorney License No.: 0254757  
Telephone: (507) 831-1301  
Email: schramellaw@windomnet.com  
(801—Sept. 21, 28, 2022)

**COTTONWOOD COUNTY, MINNESOTA PUBLIC HEARING NOTICE RESIDENTIAL PROPERTY TAX ABATEMENT**

**A Public Hearing will be held by the Cottonwood County Commissioners on Tuesday, October 4, 2022, at 9:15 A.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 Preferred Choice Homes, LLC. 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 \$4,190.

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Property Address: 1923 Bud Road, Windom, MN 56101

Legal Description of Property: Lot 4, Block 2 of Gove Acres Subdivision to the City of Windom, Cottonwood County, Minnesota.

Parcel #: 25.320.1400

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

**BY ORDER OF THE COTTONWOOD COUNTY COMMISSIONERS**  
Donna Torkelson,  
County Auditor/Treasurer  
900 Third Avenue  
Windom, MN 56101  
Phone: 507-831-1905  
(802—Sept. 21, 2022)

**Des Moines River Watershed Comprehensive Watershed Management Plan Public Hearing**

The Des Moines River Watershed Policy committee, including the Counties and Soil and Water Conservation Districts of Cottonwood, Jackson, Lyon, Martin, Murray, Nobles, and Pipestone and the Heron Lake Watershed District, will conduct a public hearing on the draft **Des Moines River Watershed Comprehensive Watershed Management Plan**.

Friday, October 7, 2022 at 9:00 a.m.

MN Department of Natural Resources Office  
175 County Road 26  
Windom, MN

The purpose of this hearing is to make available the comments received during the 60-day comment period. All persons are invited to attend the hearing and submit comments, written or verbal, that will become part of the official public hearing record. These comments will be considered when making final revisions to the Plan.

A copy of the draft plan can be found at: <http://www.murraycountymn.com/desmoinesriver>. Additional comments may be submitted at the public hearing or in writing by October 6, 2022, to the Murray County Environmental Services Office—PO Box 57, Slayton, MN 56172, or via email to [ssoderholm@co.murraymn.us](mailto:ssoderholm@co.murraymn.us).  
(803—Sept. 21, 2022)

**PUBLIC HEARING NOTICE CITY OF WINDOM, MINNESOTA RESIDENTIAL PROPERTY TAX ABATEMENT**

**A Public Hearing will be held by the Windom City Council on Tuesday, October 4, 2022, at the City Council Meeting which begins at 6:30 P.M. in the City Council Chambers at the City Hall, 444 Ninth Street, Windom, Minnesota, to consider granting a residential property tax abatement pursuant to Minnesota Statutes §469.1813.**

Request submitted by Preferred Choice Homes, LLC. Abatement period—5 years commencing on first year of taxes payable for the full assessed value related to the new home. Based on 2022 tax rates, estimated total abatement could be approximately \$7,536.85.

Property Address: 1923 Bud Road, Windom, MN 56101

Legal Description of Property: Lot 4, Block 2 of Gove Acres Subdivision to the City of Windom, Cottonwood County, Minnesota;

Parcel No.: 25-320-1400  
All parties interested in commenting on this proposed abatement may attend the public hearing or submit written comments to the address below prior to the hearing.

**BY ORDER OF THE WINDOM CITY COUNCIL**  
Steven Nasby,  
City Administrator  
444 Ninth Street  
P. O. Box 38  
Windom, MN 56101  
Phone: 507-831-6129  
(804—Sept. 21, 2022)

**STATE OF MINNESOTA COUNTY OF COTTONWOOD DISTRICT COURT FIFTH JUDICIAL DISTRICT**

**IN RE: Estate of KENNETH A. HANSEN,**

**Decedent.**  
**NOTICE OF AND ORDER HEARING ON PETITION FOR FORMAL ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRS, FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS**

It is hereby Ordered, and Notice is given that on October 17, 2022, at 2:15 p.m., a hearing will be held in this Court at 900 3rd Avenue, Windom, Minnesota 56101, on a petition for the adjudication of intestacy and determination of decedent's heirs, and for the appointment of Joel Hansen, whose address is 10836 153rd Street, Little Falls, Minnesota 56345, as personal representative of the decedent's estate 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 decedent's 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 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**  
09/12/2022 12:07:43 PM  
/S/ Michelle Dietrich  
Judge of District Court  
Sheila Pierson  
Court Administrator  
**DAVENPORT EVANS HURWITZ & SMITH, LLP**  
Lori M. Rensink  
Minnesota Atty. No. 0402288  
206 West 14th Street  
Sioux Falls, SD 57401  
Telephone: 605-336-2880  
Facsimile: 605-335-3639  
e-mail: LRensink@dehs.com  
(805—Sept. 21, 28, 2022)

**STATE OF MINNESOTA COUNTY OF COTTONWOOD DISTRICT COURT FIFTH JUDICIAL DISTRICT**

**IN RE: Estate of KENNETH A. HANSEN,**

**Decedent.**  
**NOTICE OF AND ORDER HEARING ON PETITION FOR FORMAL ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRS, FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS**

It is hereby Ordered, and Notice is given that on October 17, 2022, at 2:15 p.m., a hearing will be held in this Court at 900 3rd Avenue, Windom, Minnesota 56101, on a petition for the adjudication of intestacy and determination of decedent's heirs, and for the appointment of Joel Hansen, whose address is 10836 153rd Street, Little Falls, Minnesota 56345, as personal representative of the decedent's estate in an unsupervised administration.