

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: April 28, 2017

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$87,878.00

MORTGAGOR(S): Nichole Patrice Hayes, a single woman

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Flanagan State Bank

DATE AND PLACE OF FILING: Recorded on April 28, 2017 as Document Number 280221 in the Office of the County Recorder of Cottonwood County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: Freedom Mortgage Corporation by assignment recorded on March 7, 2022 as Document Number 293830 in the Office of the County Recorder of Cottonwood County, Minnesota.

LEGAL DESCRIPTION OF PROPERTY: Lot 11 in Block 1 of Hutton and Collins' Addition to the City of Windom, Cottonwood County, Minnesota; and also a strip of land 15 feet by 50 feet described as follows:

Beginning at the Northwest corner of said Lot 11; thence extending directly West 15 feet; thence South on a line parallel with the West boundary of said Lot 11, 50 feet; thence East 15 feet to the Southwest corner of said Lot 11; thence North along the West boundary line of said Lot 11 to the point of beginning.

STREET ADDRESS OF PROPERTY: 1445 6TH AVENUE N, WINDOM, MN 56101

COUNTY IN WHICH PROPERTY IS LOCATED: Cottonwood County, Minnesota.

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$88,813.04

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

NAME OF MORTGAGE ORIGINATOR: Flanagan State Bank

RESIDENTIAL SERVICER: Freedom Mortgage Corporation

TAX PARCEL IDENTIFICATION NUMBER: 25-351-0100

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: 101040100112931312

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: December 09, 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 June 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: October 12, 2022

FREEDOM MORTGAGE CORPORATION

Mortgagee

TROTT LAW, 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

(22-0352-FC02)

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

(813— Oct. 19, 26; Nov. 2, 9, 16, 23, 2022)

Office of the Minnesota Secretary of State Certificate of Assumed Name Minnesota Statutes, 333

The filing of an assumed name does not provide a user with exclusive rights to that name. The filing is required for consumer protection in order to enable customers to be able to identify the true owner of a business.

ASSUMED NAME: Woodland Hills Mn & Co.

PRINCIPAL PLACE OF BUSINESS: 1618 Prince Street Mountain Lake MN 56159 USA

NAMEHOLDER: Name: Rochelle Ann Han-

son Address: 1618 Prince Street Mountain Lake MN 56159 USA

If you submit an attachment, it will be incorporated into this document. If the attachment conflicts with the information specifically set forth in this document, this document supersedes the data referenced in the attachment.

By typing my name, I, the undersigned, certify that I am signing this document as the person whose signature is required, or as agent of the person(s) whose signature would be required who has authorized me to sign this document on his/her behalf, or in both capacities. I further certify that I have completed all required fields, and that the information in this document is true and correct and in compliance with the applicable chapter of Minnesota Statutes. I understand that by signing this document I am subject to the penalties of perjury as set forth in Section 609.48 as if I had signed this document under oath.

SIGNED BY: Rochelle Ann Hanson

MAILING ADDRESS: None Provided

EMAIL FOR OFFICIAL NOTICES: onlinefilings@legalzoom.com

(814— Oct. 19, 26, 2022)

RED ROCK RURAL WATER SYSTEM JEFFERS, MINNESOTA LINDSTROM WATER TREATMENT PLANT CONSTRUCTION MANAGER AT-RISK SOLICITATION REQUEST FOR PROPOSALS

Red Rock Rural Water System of Jeffers, MN (Owner) has issued this one-step solicitation for the Lindstrom Water Treatment Plant near Avoca, MN (Project) and invites responses to this Request for Proposals (RFP) from firms interested in providing

Construction Management at Risk (CMAR) for Phase I—Preconstruction Services and Phase II—Construction Services. Sealed Proposals will be received, by Red Rock Rural Water System, until 2:00 PM local time on November 17, 2022 at the Red Rock Rural Water System Office, 305 West Whited, P.O. Box 160, Jeffers, MN 56145.

The Project is to be designed and constructed in two phases using the CMAR delivery method:

Phase I Preconstruction Services encompass constructability reviews, value engineering, estimating, and scheduling activities. DGR Engineering will be responsible for advancing the design to 30%, 60%, and 90% completion with input from the CMAR on constructability, cost, material availability, and impacts on schedule. Phase I is completed when there is agreement between the CMAR and Owner on the Project schedule and price. A guaranteed maximum price (GMP) will be established at 90% design completion.

Phase II Construction Services, in which the CMAR assumes the general contractor role after a final GMP is agreed to and a CMAR contract is executed between the Owner and the CMAR, encompass further design review, procurement of subcontractors and vendors, self-performance of certain elements of the construction, and full construction and commissioning.

The Issuing Office for the Request for Proposals is: DGR Engineering, 1302 South Union Street, P.O. Box 511, Rock Rapids, IA 51246; 712-472-2531. Prospective Proposers may examine the Proposal Documents at the Issuing Office on Mondays through Fridays between the hours of 8:00 AM and 5:00 PM, and may obtain copies of the Request for Proposals from the Issuing Office as described below. Request for Proposals

also may be examined at Red Rock Rural Water System, 305 West Whited, P.O. Box 160, Jeffers, MN 56145; and Sioux Falls Builders Exchange, 1418 North C Avenue, Sioux Falls, SD 57104.

Request for Proposals may be viewed and ordered online by registering with the Issuing Office at www.questcdn.com. Following registration, you may download the digital plan documents for \$20.00 by inputting Quest project #8319986 on the website's Project Search page. Please contact QuestCDN.com at 952-233-1632 or info@questcdn.com for assistance in free membership registration, downloading, and working with the digital project information. The cost of printed Proposal Documents from the Issuing Office is \$20.00. Cost of Proposal Documents and shipping is non-refundable. Upon Issuing Office's receipt of payment, printed Bidding Documents will be sent via the prospective Proposer's delivery method of choice; the shipping charge will depend on the shipping method chosen. The date that the Proposal Documents are transmitted by the Issuing Office will be considered the Proposer's date of receipt of the Proposal Documents. Partial sets of the Proposal Documents will not be available from the Issuing Office.

A site tour and pre-proposal meeting will be scheduled for November 1, 2022 at 10:00 AM at the Project site. Attendees will have the opportunity to familiarize themselves with the site conditions and the Owner will be available to answer questions about the project scope. The meeting is not mandatory.

Owner: Red Rock Rural Water System
By: Jay Mickelson
Title: Chairman
Date: October 19, 2022
END OF REQUEST FOR PROPOSALS
(815— Oct. 19, 26, 2022)

official proceedings of

BOARD OF EDUCATION

Minutes
Regular Meeting
September 12, 2022

The Windom Board of Education met in regular session on Monday, at 6:30 p.m. in the Windom City Council Chambers. Members present: Brugman, Bordewyk, Jones, Mews, and Stevens. Absent: Klassen and LaCanne. Chair Stevens called the meeting to order with the of Pledge of Allegiance.

MSP Jones/Bordewyk to approve the agenda as presented. Member Mews introduced Resolution 091222A moved its adoption. BE IT RESOLVED by the Board of Education to accept the donations totaling \$917 on behalf of Independent School District 177 to be used for the benefit of the students at the Windom School District. Member Jones seconded the motion. Upon vote Resolution passed unanimously.

There was no one for open forum.

MSP Brugman/Bordewyk to approve the consent agenda; approve August minutes (August 8th and August 22nd); approve bills and wire Transfers; approve Financial Report; approve resignation of Tyler Patterson, JH Basketball coach effective the 22-23 school year; approve resignation of Sara Miesen, JH Softball coach effective the 22-23 school year; approve resignation of Lonnie Smith, Custodian effective 08/12/22; approve resignation of Jacob Johnson, JH Baseball coach effective the 22-23 school year; approve resignation of Emma Thaeplitz, Paraprofessional, effective 08/12/22; approve resignation of Danny Martinez, Paraprofessional and JH baseball coach effective 07/28/22; approve FMLA #23 for approximately 4 weeks beginning on 09/14/22 and continuing through approximately 10/16/22; approve hiring Pamela Theesefeld, Paraprofessional at 7.25 hours per day effective 08/30/22; approve hiring Philip Ackerman, Paraprofessional at 6.5 hours per day effective 08/30/22; approve hiring Ian Martinsen, Elementary Café Helper at 2.5 hours per day effective 08/30/22; approve hiring Jennifer Davies, Paraprofessional at 7.25 hours per

day effective 08/30/22.6.16 Approve hiring KC Flatgard, Custodian effective 09/06/22; approve hiring Josh VanMeveren, Custodian effective 08/29/22; approve hiring Jacklyn Blanco, Paraprofessional at 7.25 hours per day effective 08/30/22; approve hiring Mikalya Myers, Paraprofessional at 6.5 hours per day effective 08/30/22; approve hiring Holly Anderson, 10 Month Secretary effective 08/23/22; approve 6 additional contract days for Kylie Nielsen for Summer Scheduling; approve 10 additional contract days for Leah Lovell for Summer Scheduling; approve .75 increased hours for Tabetha Anderson for 7.5 hours per day effective 08/30/22; approve .25 increased hours for Alyssa Koob for 7.5 hours per day effective 08/30/22; approve increased 2.8 hours per day for Erin Sebring for 4.4 hours per day effective 09/01/22.

PreK-5 Principal reported the start of school went well. Stations were set up for all students to discuss eagle pride expectations in different settings. A Welcome Back Dance Video from staff was played for all students and students were greeted by the eagle mascot. Preschool screening took place on August 23rd and 24th. There were 52 students screened and 22 students were referred to further evaluation. New teacher workshop was held August 25th and 26th, August 30, 31 and September 1st was the welcome back for all staff. Kevin Honeycutt held a phenomenal professional development presentation for all staff on Social and Emotional Learning. Thanks to Madi Hogan and Aviana Watson for the eagle achievement project of supplying K-5 with school supplies.

Misty Riebel, 6-12 Assistant Principal reported that there was a tremendous in-service week. The first week went well. Chromebook rollout is going well. Handbook presentations were held, and Top 20 training was provided for 6th and 9th grade students and for the community as well. CEO advisory board has begun the fundraising process. Bryan, Jenni, Leah, and Holly are attending the Career Pathways Innovation Collaboration on September 27th. Homecoming will be held October 10-14. Board gave support for

Student Senate to go ahead with planning activities at the discretion of administration.

Jamie Frank, Superintendent reported that the first week of school went well. First day enrollment numbers and comparison charts will be presented at the work session. Antonio Cerda has begun work as the Family and Community Engagement Specialist. This position is funded through the Remick Grant to communicate with families who speak English as a Second Language. He will make regular contact with families to involve them in the education of their children. He will answer questions, communicate messages from teachers, give building tours, and build relationships anchored in trust. Retention bonuses (Policy 429) will be paid out in September.

MSP Bordewyk/Mews to approve project application and certification payments totaling \$285,988.03.

MSP Jones/Bordewyk to amend the agenda to include the football fundraiser on the fundraising form.

MSP Bordewyk/Brugman to approve the Windom Volleyball discount card fundraiser; Windom Football Fundraiser; Lotzza Mottza Pizza Music fundraiser; Chocolate Bar music fundraiser; Bakers Square MS Advisory/PTO fundraisers; the Shop Fund music fundraiser; the Walnut Grove Mercantile Fudge music fundraiser; Windom Eagle Basketball Clothing Boys Basketball Fundraiser and the Quick Trip Card robotics Fundraiser.

MSP Brugman/Mews to approve the updated coaching assignments.

MSP Bordewyk/Jones to approve Policies #208- Development of Policies, Policy #209- Code of Ethics, Policy #210 Conflict of Interest; Policy #416 Drug and Alcohol Testing; Policy #418 Drug Free Workplace/Drug Free School; and Policy 515 Protection of Pupil records.

Reviewed the Proposed 2022 Payable 2023 tax levy certification and approve truth in taxation hearing date. Recommendations to certify the maximum and set the meeting date at the August Work Session.

There being no other items for discussion meeting adjourned at 7:07 p.m.

Bruce Mews, Clerk
Dustin Stevens, Chair
Attest: Bruce Mews, Clerk
A complete copy of the minutes can be viewed on the school website

Dustin Stevens, Chair
Attest: Bruce Mews, Clerk
A complete copy of the minutes can be viewed on the school website.

Minutes
Special Meeting
CLOSED

The Windom Board of Education met in special closed session on Wednesday September 21, 2022, at 4 p.m. in the Elementary Conference Room. Members present: Jones, Klassen, Mews, LaCanne, Bordewyk, Brugman and Stevens. Absent: none.

MSP Klassen/LaCanne to close the meeting per MN Statute 13D.05.

Closed session was held with attorney Liz Vieira.

MSP Bordewyk/Brugman to reopen the meeting.

MSP Brugman/Mews to approve resolution 09212022 relating to student expulsion. Voting in favor: LaCanne, Jones, Mews, Klassen, Bordewyk, Brugman and Stevens; Voting against: none.

Meeting adjourned at 5:51 p.m.

Bruce Mews, Clerk

Minutes
Work Session Meeting
Monday September 26, 2022

The Windom Board of Education met in work session on Monday, at 6:30 p.m. in the Windom City Council Chambers. Members present: Klassen, Mews, Bordewyk, Brugman, Jones and LaCanne. Absent: Stevens, Vice-Chair Bordewyk called the meeting to order with the of Pledge of Allegiance.

MSP Brugman/LaCanne to approve the agenda as presented.

MSP Klassen/Mews to approve the renewal of property and liability and drone insurance.

MSP LaCanne/Mews to approve auto insurance.

MSP Brugman/Klassen to approve the levy certification

MSP Brugman/Jones set truth in taxation date as December 6, 2022, at 6 p.m. in the City Council Chambers.

MSP Klassen/Jones to ap-

prove Resolution calling for Public Hearing on Proposed Tax Abatement for New Residential Project 1923 Bud Road. Roll Call vote taken voting in favor Klassen, Mews, Bordewyk, Brugman, Jones and LaCanne. Voting against none Absent: Stevens.

MSP Klassen/Mews to approve Notice of Public Hearing on Tax Abatement for 1923 Bud Road, Windom MN for Monday October 10, 2022, at 6:30 p.m. Roll Call vote taken voting in favor Klassen, Mews, Bordewyk, Brugman, Jones and LaCanne. Voting against none Absent: Stevens.

Superintendent Frank presented an enrollment comparison.

Superintendent Frank presented the IAspire survey results.

Discussion on the schedule of presentations at work session meetings.

There being no other items for discussion meeting adjourned at 7:20 p.m.

Bruce Mews, Clerk
Joel Bordewyk, Vice-Chair
Attest: Bruce Mews, Clerk

A complete copy of the minutes can be viewed on the school website

STATE OF MINNESOTA
Before the
COTTONWOOD COUNTY COMMISSIONERS
SITTING AS THE DRAINAGE AUTHORITY FOR
COUNTY DITCH #35

In the Matter of:
the Petition for Removal of Property
from County Ditch #35 **PUBLIC HEARING NOTICE**

PLEASE TAKE NOTICE, the Board of Commissioners of the Cottonwood County, sitting as the drainage authority for County Ditch #35, pursuant to Minn. Stat. § 103E.805, subd. 3, shall hold a public hearing on the petition of Clint Engen to remove benefited acres from the County Ditch #35 system. The following properties have been petitioned for removal from the benefited area of County Ditch 35:

03.027.0100 NW1/4 Ex Tract NW1/4 SW1/4 191.02 Acres

The hearing shall be held at 9:05 a.m. on November 1, 2022, at the Cottonwood County Commissioners Room at the Cottonwood County Courthouse, 900 3rd Avenue, Windom MN. All interested parties may appear and be heard.

County Ditch No. 35 provides drainage to portions of Sections 27, 28, 33, 34 of Ann Township

The drainage area, which lies over parts of Ann Townships all in Cottonwood County contains the following landowners in each section and each political subdivision that may be affected.

Ann Township Section 27: Clinton Engen, Cheryl Kopperud, Lowell & Stacy Warner, Sylvia Disher & Judith Oster, Thompson Farm
Ann Township Section 28: Daniel Schmitz
Ann Township Section 33: William & Steven Nickel, Maydelle Kronback, Lynn Byers, Bruce & Paula Byers
Ann Township Section 34: Marlys Thompson