

## AWARD/ Powers' initially tried to buy existing car wash

FROM PAGE 1

Crystal Windshield Replacement and Repair from Bramer's uncle, Greg Winters.

In May of 2021, Bramer and Michelle began the building process of Crystal Clean Car Wash. It was first opened to the public in August of that same year.

### Q What was your reaction to receiving the Chamber Rookie of the Year Award?

**A POWERS:** We were very appreciative. It helps, knowing that the community really supports me.

### Q What sparked your interest in owning a car wash?

**A POWERS:** I tried to purchase the other car wash in town when I heard that it was going to be closing. They were not interested in selling. They were just going to tear it down and build

Kwik Trip. I just decided I knew Windom was not going to have a car wash and there was a need for one.

I got my ducks in a row. We were able to build it pretty fast. So, Windom was not without a car wash for too long. A lot of help came from family and friends to make it move pretty fast and yeah, we got it up.

I always wanted to own a car wash. I always thought it would be pretty cool to have one.

### Q What do you like best about owning a car wash?

**A POWERS:** It's rewarding to get text and calls from people. To know that they appreciate it and that it does a good job. Just knowing people in Windom support it. It's nice to be able to supply something to the town that people appreciate and need.

### Q What do you find most challenging about owning a car wash?

**A POWERS:** The daily upkeep. This was built brand new. There are issues every day, all day long. There are leaks and things break.

Mechanical failures and human failures. Water is hard on everything. So, if it's new it doesn't take long to break or wear down.

Then keeping the base clean. So, it looks presentable for people to use. It's a lot of work. Usually after work I come and clean the bays. In the mornings I clean bays, do snow removal and lawn care. Stuff like that. It could be every other car is extremely dirty that they need to be clean. You don't know until you check on it. We have a lot of people in town that keep an eye on it and will text me if it's dirty. So, it's a lot more effort than me. There are a lot of people.

### Q What are some frustrations?

**A POWERS:** Honestly people who don't respect it. There are a lot of people that come here. There have been entire rolls of carpet, stuff like that, thrown in the trash cans and service bays. People damaging equipment whether it's intentional or accidental. I don't know, but there are a lot of obstacles with expensive things like that. It happens on a daily

basis.

Not respecting the dumpsters, the vacuum, the equipment, but for the most part it's frustrating with the money and effort that gets stuck into this and then it gets destroyed by somebody whether they were intentionally doing it or not.

### Q What previous experience did you have?

**A POWERS:** So, I had no experience in this industry at all.

I thought it would be a lot easier than it is, but you learn pretty quickly. You hit the ground with your feet running.

Scott Veenker, who owns the truck wash, he did a lot of dirt work and gave me some insight on what works and what doesn't work. That helps a lot.

I have a buddy in Iowa who owns a few car washes as well. They have been very helpful.

### Q What do you enjoy most about the experience?

**A POWERS:** It made me not so much enjoy, but appreciate, the businesses



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**CRYSTAL CLEAN CAR WASH** owners Michelle and Bramer Powers received the Rookie of the Year Award at the Chamber Gala. The car wash's first full year of business was 2022.

that we have in town. They do stuff at the drop of a hat. If you show respect, they'll do the same for you and it was kind of neat to see that as it was going on and see how fast everyone can work together.

### Q What were your impressions of the Gala?

**A POWERS:** I thought it was exceptional.

I'm a younger guy, but I thought going into this, owning businesses, I never knew what the Chamber was.

All of a sudden, the last year it has taken off. Tyann has done a very good job with it.

## PUBLIC NOTICES

### LEGAL NOTICE

Clarence M. Theis & Lennie M. Theis, assignees to property in Cottonwood County, Minnesota, are bringing a land patent forever benefit forward. The description of this property in Cottonwood County records are as follows: parcel numbers 17-010-0600 & 17-010-0700 township number 107, range number 37, Section 10. Those who wish to review the file may access it online at this location: minnesotastateassemblynet any parties having a claim, debt, lien, or other equitable interest in this land who fail to file a suit in a court of law within 60 days from December 14, 2022, shall waive all future claims against this land, and it shall become the property and allodial freehold of the assignee to said land patent.

(840—Dec. 14, 21, 28, 2022, Jan. 4, 11, 18, 25, Feb. 1, 8, 2023)

### Office of the Minnesota Secretary of State Assumed Name Certificate of Assumed Name Minnesota Statutes, Chapter 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 consumers to be able to identify the true owner of a business.

1. List the exact assumed name under which the business is or will be conducted: Hardwood Flooring Specialist  
2. Principal Place of Business: 1136 Prospect Ave., Windom, MN 56101

3. List the name and complete street address of all persons conducting business under the above Assumed Name, OR if an entity, provide the legal corporate, LLC, or Limited Partnership name and registered office address: Brian Koerner 1136 Prospect Ave. Windom, MN 56101

4. 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.

Brian Koerner, Owner/operator  
Email Address for Official Notices

Enter an email address to which the Secretary of State can forward official notices required by law and other notices: briankoerner@icloud.com  
List a name and daytime phone number of a person who can be contacted about this form:

Brian Koerner 507-822-9019

(846—Jan. 18, 25, 2023)

### 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: March 15, 2017

MORTGAGOR: Jesse B. Jensen and Amanda M. Jensen as spouses married to each other.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for First Class Mortgage V, Inc. its successors and assigns.

DATE AND PLACE OF RECORDING: Recorded March 20, 2017 Cottonwood County Recorder, Document No. 279981.

ASSIGNMENTS OF MORTGAGE: Assigned to: Flagstar Bank, FSB. Dated September 16, 2019 Recorded September 18, 2019, as Document No. 286773.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 101092805046638547

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: First Class Mortgage V, Inc.

RESIDENTIAL MORTGAGE SERVICER: Flagstar Bank, FSB

MORTGAGED PROPERTY ADDRESS: 32379 275th Avenue, Westbrook, MN 56183

TAX PARCEL I.D. #: 180080400

### LEGAL DESCRIPTION OF PROPERTY:

Part of the Northeast Quarter of the Southwest Quarter of Section 8, Township 107 North, Range 38 West in Westbrook Township, Cottonwood County, Minnesota, described as follows:

Commencing at an existing iron monument at the Northwest corner of the Southwest Quarter of said Section 8; thence South 89 degrees 33 minutes 19 seconds East, bearing based on Cottonwood County Coordinate System, along the north line of said Southwest Quarter and along the centerline of the Township Road, as exists, a distance of 1918.90 feet, to the point of beginning; thence continuing South 89 degrees 33 minutes 19 seconds East, along said North line and said centerline, a distance of 128.15 feet; thence South 01 degree 49 minutes 24 seconds West a distance of 150.68 feet; thence South 83 degrees 31 minutes 29 seconds East a distance of 74.74 feet; thence South 03 degrees 21 minutes 09 seconds East a distance of 181.44 feet; thence South 39 degrees 18 minutes 59 seconds East a distance of 90.89 feet; thence South 03 degrees 39 minutes 09 seconds East a distance of 105.73 feet; thence South 57 degrees 16 minutes 53 seconds West a distance of 109.93 feet; thence South 01 degree 33 minutes 47 seconds East a

distance of 136.08 feet; thence North 88 degrees 47 minutes 50 seconds West a distance of 369.45 feet; thence North 37 degrees 47 minutes 19 seconds West a distance of 117.94 feet; thence North 00 degrees 46 minutes 18 seconds East a distance of 534.41 feet; thence South 88 degrees 00 minutes 19 seconds East a distance of 246.54 feet; thence North 02 degrees 51 minutes 51 seconds East a distance of 85.73 feet, to the point of beginning.

The Tract contains 6.79 acres and is subject to existing township road easement and other easements of record, if any.

COUNTY IN WHICH PROPERTY IS LOCATED: Cottonwood

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$130,555.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$156,626.12

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: March 7, 2023 at 10:00 AM

PLACE OF SALE: Sheriff's Office, Cottonwood County Law Enforcement Center, South Front Street, 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 September 7, 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: January 3, 2023  
Flagstar Bank, FSB  
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  
92-22-006021 FC

### IN THE EVENT REQUIRED BY FEDERAL LAW: THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

(850—Jan. 11, 18, 25, Feb. 1, 8, 15, 2023)

### STATE OF MINNESOTA COUNTY OF COTTONWOOD FIFTH JUDICIAL DISTRICT DISTRICT COURT PROBATE DIVISION Court File No. 17-PR-23-9

Estate of Lloyd J. Pfeiffer, 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 March 6, 2023 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 November 26, 2013, ("Will") and for the appointment of Wolfgang G. Volker, 19208 Everest Path, Farmington, MN 55024 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**  
Judge Michelle Dietrich  
Judge of District Court  
Dated: January 9, 2023  
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  
(852—Jan. 18, 25, 2023)

### Public Notice of Request for Proposal

Independent School District #177, Windom Area Schools ("District") requests proposals for group health insurance coverage for the health plan year beginning July 1, 2023. Sealed proposals will be accepted in paper form or email form until 5:00 pm central time on Thursday, March 23, 2023. Paper forms should be sealed and clearly marked as "Group Health Insurance Coverage Bid" and directed to Peggy Pfeffer, Business Manager, Windom Area Schools, PO Box 177, 1400 17th Street, Windom, MN 56101. Emailed forms should be sent to Peggy Pfeffer, Business Manager at ppfeffer@isd177.com with subject line of "Group Health Insurance Coverage Bid". Copies of the complete request for proposal may be requested from Paul Pederson at pauldhpederson@gmail.com, and will be sent electronically at no charge. District reserves the right to reject any or all bids and to waive informalities. District reserves the right to select the proposal which it determines to be in the best interest of the District.  
(853—Jan. 25, Feb. 1, 2023)

### STATE OF MINNESOTA COUNTY OF COTTONWOOD FIFTH JUDICIAL DISTRICT DISTRICT COURT PROBATE DIVISION Court File No. 17-PR-22-548

In Re: Estate of Dean Sidney Kosel, also known as Senator, Decedent.

### NOTICE OF INFORMAL PROBATE OF WILL AND INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS

Notice is given that an Application for Informal Probate of Will and Informal Appointment of Personal Representative was filed with the Registrar, along with a Will dated March 15, 2017. The Registrar accepted the application and appointed Mary K. Olson, whose address is 60 Holly Lane North, Plymouth, Minnesota 55447, to serve as the personal representative of the decedent's estate.

Any heir, devisee or other interested person may be entitled to appointment as personal representative or may object to the appointment of the personal representative. Any objection to the appointment of the personal repre-

sentative must be filed with the Court, and any properly filed objection will be heard by the Court after notice is provided to interested persons of the date of hearing on the objection.

Unless objections are filed, and unless the Court orders otherwise, the personal representative has the full power to administer the estate, including, after thirty (30) days from the issuance of letters testamentary, the power to sell, encumber, lease, or distribute any interest in real estate owned by the decedent.

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.

Dated: January 18, 2023 /S/ Sharon L. Tellinghuisen Registrar

Dated: January 18, 2023  
Sheila Pierson  
Court Administrator  
David C. Olson (MN# 0169055)  
Lanners and Olson, P.A.  
12805 Highway 55, Suite 102  
Plymouth Minnesota 55441  
Telephone: (763) 550-9892  
Facsimile: (763) 550-9630  
ATTORNEY FOR PERSONAL REPRESENTATIVE  
(854—Jan. 25, Feb. 1, 2023)

### Notice of Ambulance Remount Project and Call for Bids City of Windom, Minnesota

Notice is hereby given: The City of Windom, Minnesota, will be accepting bids to furnish and provide all labor, materials and equipment necessary to remount and recondition a provided ambulance module onto a new chassis. All bids must be sealed, submitted and received either by mail or personal delivery at City Hall, 444 9th Street, P.O. Box 38, Windom, MN 56101, on or before 5:00 p.m. on **February 14, 2023**. Any bids received after that time will be rejected.

**DESCRIPTION OF WORK:** The Ambulance Replacement Project includes all labor, materials and equipment necessary to recondition and remount a provided ambulance module onto a new 2023 Ford E450 gasoline chassis, all in accordance with the general terms, conditions and details outlined in the specifications.

**OWNER'S RIGHTS RESERVED:** The City of Windom, Minnesota, reserves the unqualified right to reject any or all bids and to waive any and all irregularities and informalities in the bidding process; and further reserves the unqualified right to award the project to any bidder as allowed by law if the interest of the City of Windom, Minnesota, would be thereby best served.

Anyone desiring additional information or a copy of the ambulance specifications should contact Kristen Porath, Director at (507) 832-8690 or kristen.porath@windommn.com  
(855—Jan. 25, 2023)