

## COUNTY/ Total for county's projects may hit \$30 million

FROM PAGE 1

Widseth, with Commissioner Kevin Stevens voting no and Appel abstaining.

"If you add all of our projects up, we're looking at potentially \$30 million to \$35 million," Appel said. "It's going to come down to making a list of priorities."

The board also heard a presentation from George Eilertson from Northland Securities on potential bond-

ing for the project, as well as other county projects.

Eilertson stated the advantage of a bond of \$10 million or less is it can be bank certified, which comes with a lower interest rate.

Typically, bond projects have terms of 15 or 20 years, but Eilertson has seen projects bonded up to 30 years.

"The first step would be coming up with a capital improvement plan in the next couple of months," Eilertson said. "Then, the board would need to call for a public hearing and have a 30-day public comment period."

"So if you're looking at potentially calling for bids in November, you'll want

to start that process pretty soon."

The board scheduled a special meeting for May 3 at 8:30 a.m., to discuss potential funding for the public works project, as well as other potential county building projects.

### Vehicle request

The board heard a request to authorize purchasing a vehicle for the county's ditch inspector.

Currently, inspector Dylan Oeltjenbruns uses his own vehicle. The vehicle would need to have a towing package.

However, delays in receiving half-ton pickups through

the state bidding program raised concern. Appel asked if an SUV would be sufficient and if it would be more readily available.

The board ultimately approved allowing Oeltjenbruns to contact local dealerships for quotes on pickups, rather than waiting to receive one on a state bid.

### Sunflower painting

Appel told the board the city of Mt. Lake had passed a resolution to show support to maintain the painted sunflower that was done on Third Avenue in the city last year.

Because the painting was done at the intersection of

two county roads, the county ultimately had to decide whether to allow the city to maintain it or not.

"I haven't noticed any safety concerns with it," Klisch told the board. "But as the road authority, if we need to do work to that road, it could potentially cover or remove the painting."

"This also could potentially raise issues with other roads."

On a 4-1 vote with Holmen voting against, the board approved allowing the city to proceed with maintenance.

### Other business

In other business, the board:

- Approved a letter of agreement to participate in the Minnesota county geographic atlas program. Participation will cost the county through in-kind labor.

- Approved application for an aquatic invasive species grant of \$20,000 for the city of Mt. Lake to use for its weed harvester.

- Set public hearings for May 2 for two proposed tax abatement requests through the home initiative program.

- Approved a month-to-month lease extension with the Southwest/West Central Services Cooperative for space in the North Highway 71 building, with a 60-day out clause.

## 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: May 1, 2007

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$56,000.00

MORTGAGOR(S): Joseph Z. Zoellner, a single person

MORTGAGEE: United Prairie Bank

DATE AND PLACE OF FILING: Recorded on May 3, 2007 as Document Number 253365 in the Office of the County Recorder of Cottonwood County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: Minnesota Housing Finance Agency by assignment recorded on May 3, 2007 as Document Number 253366 in the Office of the County Recorder of Cottonwood County, Minnesota.

LEGAL DESCRIPTION OF PROPERTY: All that part of the Southeast Quarter of Section 22, Township 105, Range 36, Cottonwood County, Minnesota, described as follows, to-wit: commencing at a point 710 feet West and 1,301.2 feet South of the Northeast Corner of said Southeast Quarter of Section 22, Township 105, Range 36; thence southeasterly along the northerly line of the River Road 70 feet; thence at right angles to said River Road and in a northeasterly direction 142 feet; thence northwesterly and parallel with the northerly line of said River Road 70 feet; thence at right angles 142 feet to the point of beginning.

STREET ADDRESS OF PROPERTY: 1968 RIVER ROAD, 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: \$37,412.03

TRANSACTION AGENT: None

NAME OF MORTGAGE ORIGINATOR: United Prairie Bank

RESIDENTIAL SERVICER: U.S. Bank National Association

TAX PARCEL IDENTIFICATION NUMBER: 250221300

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: None

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: June 02, 2023 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 December 4, 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: March 31, 2023  
MINNESOTA HOUSING FINANCE AGENCY  
Mortgagee  
TROTTS 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  
(23-0332-FC01)

**THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.**

(865—April 5, 12, 19, 26; May 3, 10, 2023)

**AVISO DE VISTA INICIAL TOCANTE A: PETITION FOR FORMAL APPOINTMENT OF SPECIAL ADMINISTRATOR (WITH LIMITED POWERS) NÚMERO DE CASO PB2023-000773**

TRIBUNAL SUPERIOR DE ARIZONA EN EL CONDADO DE MARICOPA ADMINISTRACIÓN DEL TRIBUNAL DE SUCESIONES En el asunto de: BERNARD ARMSTRONG ADVERTENCIA Éste es un aviso legal. Sus derechos podrían ser afectados. This is a legal notice; your rights may be affected. Usted no está obligado a comparecer a esta audiencia. No obstante, si se opone al remedio solicitado en el pedimento, deberá interponer una réplica por escrito a más tardar 7 días naturales antes de la fecha de la audiencia, o usted o su abogado deberá asistir a la audiencia, siguiendo las instrucciones proporcionadas en este aviso. Toda réplica por escrito deberá cumplir con la Regla 15(e) del Código de Procedimiento de Sucesiones de Arizona. Si no interpone una réplica de manera oportuna o si no asiste a la audiencia: (1) el juez podrá conceder el remedio solicitado en el pedimento sin necesidad de ninguna otra diligencia, y (2) usted no recibirá avisos adicionales de diligencias judiciales tocantes al pedimento a menos que interponga una Solicitud de Aviso, según lo expuesto en el Título 14 de las Leyes Vigentes de Arizona. 1. Se avisa que STEVEN SOLBERG ha interpuesto lo siguiente: PETITION FOR FORMAL APPOINTMENT OF SPECIAL ADMINISTRATOR (WITH LIMITED POWERS) 2. AUDIENCIA JUDICIAL. Se ha fijado una vista inicial para considerar el Pedimento. Los detalles se encuentran a continuación: FECHA: miércoles, 10 de mayo de 2023 HORA: 9:45 AM FUNCIONARIO JUDICIAL: Juez comisionado Melody Harmon UBICACIÓN: 101 W. JEFFERSON STREET, PHOENIX, AZ 85003 - COURTROOM 514 NÚM. DE TELÉFONO: (602) 372-0756 Cualquiera persona interesada, incluyendo el Peti-

cionante y el abogado del Peticionante, puede asistir a una Audiencia Inicial virtualmente a menos que el Juez haya ordenado específicamente que esa persona asista a la audiencia en persona. Para asistir a la audiencia de forma virtual, utilice Court Connect como se describe en la Sección 3 a continuación. Si el juez le ha ordenado específicamente que asista a la Audiencia Inicial en persona, deberá hacerlo presentándose en la ubicación indicado anteriormente a la hora de la Audiencia Inicial. 3. COURT CONNECT y MICROSOFT TEAMS Si usted cuenta con una computadora con cámara, un teléfono inteligente, o una tableta, debe ir a la página web tinyurl.com/jbazmc-pcc01 unos minutos antes de la hora fijada para la Vista Inicial. Para optimizar su experiencia, elija uno de los métodos a continuación para descargar e instalar la aplicación Microsoft Teams en su dispositivo antes del comienzo de la Vista Inicial: Ir a este enlace: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app> Si usted tiene un dispositivo con cámara, pero no desea instalar la aplicación Microsoft Teams, puede usar un navegador de Internet. Para esta última opción, ponga tinyurl.com/jbazmc-pcc01 en la barra de direcciones del navegador unos minutos antes del comienzo de la Vista Inicial. Tenga en cuenta que no podrá acceder a todas las herramientas si decide usar el navegador en lugar de la aplicación Microsoft Teams. Si no cuenta con un dispositivo con cámara, puede asistir a la Vista Inicial por teléfono, marcando estos números: Teléfono de la sala de audiencia: 1-917-781-4590 Código de conferencia para la sala de audiencia: 465 286 133# Para mayor información acerca de Court Connect, tenga la amabilidad de seguir este enlace: <https://superiorcourt.maricopa.gov/court-connect>

4/12, 4/19, 4/26/23  
CNS-3683436#  
COTTONWOOD COUNTY CITIZEN  
(869—April 12, 19, 26, 2023)

**NOTICE OF INITIAL HEARING REGARDING: PETITION FOR FORMAL APPOINTMENT OF SPECIAL ADMINISTRATOR (WITH LIMITED POWERS) CASE NO. PB2023-000773**

SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY PROBATE COURT ADMINISTRATION In the Matter of BERNARD ARMSTRONG WARNING This is a legal notice; your rights may be affected. Este es un aviso legal. Sus derechos podrían ser afectados. You are not required to attend this hearing. However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date OR you or your attorney must attend the hearing by following the instructions provided in this notice. Any written response must comply with Rule 15(e) of the Arizona Rules of Probate Procedure. If you do not file a timely response or attend the hearing: (1) the court may grant the relief requested in the petition without further proceedings, and (2) you will not receive additional notices of court proceedings relating to the petition unless you file a Demand for Notice pursuant to Title 14, Arizona Revised Statutes. 1. Notice is given that STEVEN SOLBERG has filed the following: PETITION FOR FORMAL APPOINTMENT OF SPECIAL ADMINISTRATOR (WITH LIMITED POWERS) 2. COURT HEAR-

**NOTICE OF INITIAL HEARING REGARDING: PETITION FOR FORMAL APPOINTMENT OF SPECIAL ADMINISTRATOR (WITH LIMITED POWERS) CASE NO. PB2023-000773**

SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY PROBATE COURT ADMINISTRATION In the Matter of BERNARD ARMSTRONG WARNING This is a legal notice; your rights may be affected. Este es un aviso legal. Sus derechos podrían ser afectados. You are not required to attend this hearing. However, if you oppose any of the relief requested in the petition that accompanies this notice, you must file with the court a written response at least 7 calendar days before the hearing date OR you or your attorney must attend the hearing by following the instructions provided in this notice. Any written response must comply with Rule 15(e) of the Arizona Rules of Probate Procedure. If you do not file a timely response or attend the hearing: (1) the court may grant the relief requested in the petition without further proceedings, and (2) you will not receive additional notices of court proceedings relating to the petition unless you file a Demand for Notice pursuant to Title 14, Arizona Revised Statutes. 1. Notice is given that STEVEN SOLBERG has filed the following: PETITION FOR FORMAL APPOINTMENT OF SPECIAL ADMINISTRATOR (WITH LIMITED POWERS) 2. COURT HEAR-

ING. An initial hearing has been scheduled to consider the Petition as follows: DATE and TIME: Wednesday, May 10, 2023 at 9:45 AM JUDICIAL OFFICER: Commissioner Melody Harmon PLACE: 101 W. JEFFERSON STREET, PHOENIX, AZ 85003 - COURTROOM 514 TELEPHONE NO: (602) 372-0756 Any interested person, including the Petitioner and the Petitioner's attorney, may attend the Initial Hearing virtually unless the Court has specifically ordered that person to attend the hearing in person. To attend the hearing virtually, use Court Connect as described in Section 3 below. If the Court has specifically ordered you to attend the Initial Hearing in person, you must do so by appearing at the location stated above at the time of the Initial Hearing. 3. COURT CONNECT / MICROSOFT TEAMS If you have a camera-enabled computer, smartphone, or tablet device, you should go to tinyurl.com/jbazmc-pcc01 a few minutes before the Initial Hearing is scheduled to begin. For the best experience, download and install the Microsoft Teams application on a camera-enabled computer, smartphone, or tablet device using either of the following methods prior to the time set for the Initial Hearing: Go to the following link: <https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app> If you have a camera-enabled device, but do not want to install the Microsoft Teams application, you may use a web browser simply by typing tinyurl.com/jbazmc-pcc01 into your browser a few minutes before the Initial Hearing is scheduled to begin. Please note, however, that you will not have access to all the features if you use a web browser rather than the Microsoft Teams application. If you do not have a camera-enabled device, you can still attend the Initial Hearing by phone by calling: Courtroom Phone Number: 1-917-781-4590 Courtroom Conference ID#: 465 286 133# For more information about Court Connect, please see <https://superiorcourt.maricopa.gov/court-connect>

4/12, 4/19, 4/26/23  
CNS-3683418#  
COTTONWOOD COUNTY CITIZEN  
(870—April 12, 19, 26, 2023)

**Filed in District Court State of Minnesota**  
Veenker, Staci  
Apr 4 2023 11:07 AM  
**State of Minnesota**  
County Cottonwood  
**District Court**  
Judicial District: Fifth  
Court File Number:  
17-CV-23-20  
Case Type: **Name Change Notice of Hearing by Publication (Minor Name Change)**  
**Minn. Stat. § 259.10**

In the Matter of the Application of:  
Alexander Ulloa  
On Behalf of:  
Leovel Junior Ulloa  
For a Change of Name to:  
Leovel Alexander Sanchez Macias  
TO: Leovel Ulloa  
Name of parent to be notified  
Last known address  
957 River Road  
Windom MN 56101  
An application for Name Change has been filed by Alexandra Ulloa for a change of name for the minor child Leovel Junior Ulloa to Leovel Alexander Sanchez Macias. A hearing on this application will be held remotely at Cottonwood County District Court 900 3rd Ave Windom MN 56101 on May 31, 2023, at 2:30 p.m.

To appear remotely join ZoomGov Meeting: <https://courts-state-mn-us.zoomgov.com/j/1615460263?pwd=Y0ZrMTBjaXUaHNpMGN2T0V1>

bGxsZz09  
Meeting ID: 161 546 0263  
Passcode: 542697  
You may obtain a copy of the Application for Name Change from Cottonwood County District Court Administration office  
900 3rd Ave,  
Windom MN 56101  
If you do not appear at the scheduled hearing, the Petitioner's Application for a Name Change for the minor child may be granted.  
Dated: 4/4/23  
Sheila Pierson  
Court Administrator  
By: Staci Veenker  
Deputy  
/S/ Staci Veenker  
(873—April 19, 26; May 3, 2023)

**STATE OF MINNESOTA COUNTY OF COTTONWOOD DISTRICT COURT FIFTH JUDICIAL DISTRICT PROBATE COURT DIVISION Court File No. 17-PR-23-146**

**In Re: Estate of Ellen Arnsdorf, 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 May 15, 2023 at 2:15 p.m., a hearing will be held in this Court at the Cottonwood County Courthouse, 900 Third Avenue, Windom, Minnesota 56101-0097, for the formal probate of an instrument purporting to be the decedent's Will dated February 24, 2022, and for the appointment of Troy Determan, whose address is 49880 State Highway 30, Jeffers, Minnesota 56145, as personal representative of the estate of the decedent 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 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 estate.

Notice is also 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: Apr 12, 2023  
Judge Michelle Dietrich  
Judge of District Court  
Dated: Apr 12, 2023  
Sheila Pierson  
District Court  
Administrator  
PREPARED BY:  
Paul N. Muske  
Muske, Suhrhoff & Pidde, Ltd.  
112 N. Cass Avenue  
P.O. Box 143  
Springfield, Minnesota  
56087  
Telephone: (507) 723-6221  
Facsimile: (507) 723-6224  
Attorney ID: 76831  
(874—April 19, 26, 2023)

**COTTONWOOD COUNTY MINNESOTA PUBLIC HEARING NOTICE RESIDENTIAL PROPERTY TAX ABATEMENT**  
A Public Hearing will be held by the Cottonwood County Commissioners on Tuesday, May 2, 2023, at 9:10 A.M. in the County Commis-

sioners' 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 Cynthia Klassen and Arlen Klassen. Abatement period—5 years commencing on first year of taxes payable for full assessed value related to new home. Based on 2023 tax rates, estimated total abatement could be approximately \$5,560.

Property Address: 45739 County Road 15, Windom, MN 56101

Legal Description of Property: All that portion of the Northeast Quarter of Section 21, Township 105 North, Range 36 West of the 5th P.M. in Great Bend Township, Cottonwood County, Minnesota, lying South of the public road known as CAR 15 as now existing, except a 1.42 acre tract. (abbreviated description)  
Parcel #: 08-021-0400

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

**BY ORDER OF THE COTTONWOOD COUNTY COMMISSIONERS**  
Donna Torkelson, County Auditor/Treasurer  
900 Third Avenue  
Windom, MN 56101  
Phone: 507-831-1905  
(875—April 19, 2023)

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

A Public Hearing will be held by the Cottonwood County Commissioners on Tuesday, May 2, 2023, at 9:05 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 Darla R. Deutchman and Todd B. Deutchman. Abatement period—5 years commencing on first year of taxes payable for full assessed value related to new home. Based on 2023 tax rates, estimated total abatement could be approximately \$5,560.

Property Address: 48120 360th Street, Windom, MN 56101

Legal Description of Property: A tract (approx. 5.23 acres) briefly described as the East 380 feet of the West 787 feet of the South 600 feet of the Southwest Quarter of the Southwest Quarter of Section 24, Township 106 North, Range 36 West of the 5th P.M. in Dale Township, Cottonwood County, Minnesota.

Parcel #: 05-024-0300  
All parties interested in commenting on this proposed abatement may either contact the County Coordinator's Office by e-mail: [Kelly.Thongvivong@co.cottonwood.mn.us](mailto:Kelly.Thongvivong@co.cottonwood.mn.us) or by phone at 507-831-5669 OR may submit written comments to the address below prior to the hearing.

**BY ORDER OF THE COTTONWOOD COUNTY COMMISSIONERS**  
Donna Torkelson, County Auditor/Treasurer  
900 Third Avenue  
Windom, MN 56101  
Phone: 507-831-1905  
(876—April 19, 2023)

**COTTONWOOD COUNTY MINNESOTA PUBLIC HEARING NOTICE RESIDENTIAL PROPERTY TAX ABATEMENT**  
A Public Hearing will be held by the Cottonwood County Commissioners on Tuesday, May 2, 2023, at 9:10 A.M. in the County Commis-