

PUBLIC NOTICES

**STATE OF MINNESOTA
JOINT DRAINAGE
AUTHORITY OF
COTTONWOOD AND
JACKSON COUNTIES
DRAINAGE AUTHORITY
FOR COTTONWOOD/
JACKSON JUDICIAL
DITCH 27
PUBLIC HEARING
NOTICE**

In the Matter of the Petitions of the Minnesota Department of Natural Resources to Modify and Impound Waters upon a Portion of Cottonwood/Jackson Judicial Ditch 27, Branch B (103E.227); and to Abandon a Portion of Cottonwood/Jackson Judicial Ditch 27, Branch A (103E.806)

PLEASE TAKE NOTICE, the Joint Drainage Authority of Cottonwood and Jackson Counties, sitting as the public drainage authority for Cottonwood and Jackson Judicial Ditch 27, pursuant to Minn. Stat. §§ 103E.227 and 103E.806, shall hold a public hearing on the petitions of the Minnesota Department of Natural Resources requesting to impound, reroute, and divert drainage system waters on Branch B1 of JD 27 within Sections 28 and 29 of Great Bend Township, Cottonwood County, and partially abandon Branch A of JD 27 within Section 29 of Great Bend Township, Cottonwood County, Minnesota.

The hearing will be conducted at 9:00 a.m. or shortly thereafter as the agenda allows on April 11, 2023 in the Cottonwood County Law Enforcement Center, 902 5th Avenue, Windom, Minnesota. Those wishing to participate remotely should email dylan.oeltjenbruns@co.cottonwood.mn.us for log in information.

A copy of the petitions and engineer's report is available for inspection at the office of Donna Torkelson, Cottonwood County Auditor/Treasurer, Cottonwood County Auditor/Treasurer's Office, Attn: Donna Torkelson, 900 3rd Ave., Windom, MN 56101, or can be requested via email at donna.torkelson@co.cottonwood.mn.us. At the public hearing, the Joint Drainage Authority will accept public comment regarding the petitions and engineer's report. Written comments will be accepted by mail or email received by the Cottonwood County Auditor/Treasurer, Donna Torkelson, up to April 10, 2023. Written comments may be mailed to Cottonwood County Auditor/Treasurer's Office, Attn: Donna Torkelson, 900 3rd Ave., Windom, MN 56101 or via email at donna.torkelson@co.cottonwood.mn.us. Any comments received by mail or email prior to the public hearing will be read into the record at the April 11, 2023, hearing.

(862—March 22, 29, April 5, 2023)

**STATE OF MINNESOTA
COUNTY
OF COTTONWOOD
DISTRICT COURT
FIFTH
JUDICIAL DISTRICT**
Case Type:
Other Civil (Quiet Title)
SUMMONS
Court File No. 17-CV-23-106
Series 11-8128 LLC, a South Dakota domestic series limited liability company,
Plaintiff,
vs.

The unknown heirs of Charles D. Gove and all other persons unknown claiming any right, title, estate, interest or lien in the real estate described in the Complaint herein,
Defendants.

THIS SUMMONS IS DIRECTED TO THE ABOVE NAMED DEFENDANTS.

1. YOU ARE BEING SUED. The Plaintiff has started a lawsuit against you. The Plaintiff's Complaint against you is attached to this Summons. Do not throw these papers away. They are official papers that affect your rights. You must respond to this lawsuit even though it may not yet be filed with the Court and there may be no court file number on this Summons.

2. YOU MUST REPLY WITHIN 21 DAYS TO PROTECT YOUR RIGHTS. You must give or mail to the person who signed this Summons a written response called an Answer within 21 days of the date on which you received this Summons. You must send a copy of your Answer to the person who signed this Summons located at: Rinke

Noonan, Ltd., 1015 West St. Germain Street, Suite 300, P.O. Box 1497, St. Cloud, MN 56302-1497.

3. YOU MUST RESPOND TO EACH CLAIM. The Answer is your written response to the Plaintiff's Complaint. In your Answer you must state whether you agree or disagree with each paragraph of the Complaint. If you believe the Plaintiff should not be given everything asked for in the Complaint, you must say so in your Answer.

4. YOU WILL LOSE YOUR CASE IF YOU DO NOT SEND A WRITTEN RESPONSE TO THE COMPLAINT TO THE PERSON WHO SIGNED THIS SUMMONS. If you do not Answer within 21 days, you will lose this case. You will not get to tell your side of the story, and the Court may decide against you and award the Plaintiff everything asked for in the Complaint. If you do not want to contest the claims stated in the Complaint, you do not need to respond. A default judgment can then be entered against you for the relief requested in the Complaint.

5. LEGAL ASSISTANCE. You may wish to get legal help from a lawyer. If you do not have a lawyer, the Court Administrator may have information about places where you can get legal assistance. Even if you cannot get legal help, you must still provide a written Answer to protect your rights or you may lose the case.

6. ALTERNATIVE DISPUTE RESOLUTION. The parties may agree to or be ordered to participate in an alternative dispute resolution process under Rule 114 of the Minnesota General Rules of Practice. You must still send your written response to the Complaint even if you expect to use alternative means of resolving this dispute.

7. THIS LAWSUIT MAY AFFECT OR BRING INTO QUESTION TITLE TO REAL PROPERTY located in Cottonwood County, State of Minnesota, legally described as follows:

All of Lots 4, 5, 6 and 7 in Billing's Subdivision No. 2 in the City of Windom, Cottonwood County, Minnesota, which lies westerly and south-westerly of the centerline of Minnesota Truck Highway No. 71.

The object of this action is to determine that Plaintiff owns the above real property in fee simple, and Defendants have no claim in the property.

Dated: March 17, 2023
RINKE NOONAN, LTD.
/S/David J. Meyers
(#0151695)
Suite 300
US Bank Plaza Building
1015 W. St. Germain St.
P.O. Box 1497
St. Cloud, MN 56302-1497
(320) 251-6700
(320) 656-3500 fax
Email: Dmeyers@Rinke-Noonan.com
Attorneys for Plaintiff
(863—March 22, 29, April 5, 2023)

**STATE OF MINNESOTA
COUNTY OF
COTTONWOOD
DISTRICT COURT
PROBATE/MENTAL
HEALTH DIVISION
FIFTH JUDICIAL
DISTRICT
Court File No.
17-PR-23-81**

**Estate of
Sophie Ruth Klassen,
Decedent**

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

TO ALL INTERESTED PERSONS AND CREDITORS: Notice is hereby given that an application for informal probate of the above-named Decedent's Will, dated June 14, 2016 ("Will"), has been filed with the Registrar herein, and the application has been granted informally probating such Will.

Notice is also given that the Registrar has informally appointed of Norman Klassen, whose address is 39555 Cty Rd 46, Bingham Lake, MN 56118 and Stanley Klassen, whose address is 39434 470th Avenue, Windom, MN 56101, as Personal Representative of the Estate of the above-named Decedent. 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. Unless objections thereto are filed with the Court (pursuant to Minn. Stat. 524.3-607) and the Court otherwise orders, the personal representative has full power to administer the estate including, after 30 days from the date of issue of letters, the power to sell, encumber, lease or distribute real estate.

Any objections to the probate of Will or appointment of the Personal Representatives must be filed with this Court and will be heard by the Court after the filing of an appropriate petition and proper notice of hearing.

Notice is also given that (subject to Minn. Stat. 524.3-801) all creditors having claims against the Estate are required to present the claims to said personal representative or to the Court Administrator within four months after the date of this Notice or the claims will be barred.

Dated: March 27, 2023
Courtney Driscoll
Driscoll, Courtney
Mar 27 2023 1:30 PM
Registrar
Dated: March 27, 2023
Sheila Pierson
District Court
Administrator
PREPARED BY:
Jordan D. Veurink
Woods, Fuller, Shultz & Smith P.C.
300 S. Phillips Avenue
Suite 300
Sioux Falls, South Dakota
57104-6322
Telephone: (605) 336-3890
Email: Jordan.Veurink@woodsfuller.com
Attorney ID: 0399685
(864—March 29;
April 5, 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 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
TROT LAW, P.C.
By: /s/
N. Kibongni Fondungallah, 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)

**ADVERTISEMENT
FOR BIDS**

Notice is hereby given that sealed bids will be received by the Electric Superintendent of the City of Windom, Windom, Minnesota at the City Hall at City Hall, 444 9th Street, PO Box 38, Windom, MN 56101-0038 until **1:30 P.M. on the 4th day of May 2023**, for the Construction of a Truck Garage Addition, at which time the bids shall be publicly opened and read aloud.

The general nature of the work on which bids will be received consists of the construction of a new vehicle storage building and outdoor fuel oil unloading area. Work also includes the removal of an existing fuel oil containment area, installation of a new fuel oil fill container and underground fuel oil piping, along with the removal and reinstallation of a fuel oil piping sump. Included is excavation, concrete work, mechanical piping, and other related work.

The above work shall be in accordance with the specifications and proposed form of contract now on file in the City Clerk's Office, 444 9th St., Windom, Minnesota, by this reference made a part hereof, as though fully set out and incorporated herein.

The Contractor and all subcontractors shall submit to the City a signed statement verifying compliance with each of the criteria described in the State of Minnesota "Responsible Contractor" law as codified in Minnesota Statute section 16C.285. See the Instructions to Bidders for more details.

Contractors desiring a copy of the project documents for individual use may obtain them from www.questcdn.com. You may download the digital plan documents for \$22 by inputting **Quest project #8445222** on the website's Project Search page. Please contact QuestCDN.com at 952-233-1632 or info@questcdn.com.

com for assistance in free membership registration, downloading, and working with this digital project information. An optional paper set of the proposal forms and specifications for individual use may be obtained from the office of the Engineer, DGR Engineering, 1302 South Union Street, P.O. Box 511, Rock Rapids, IA 51246, telephone 712-472-2531, Fax 712-472-2710, e-mail dgr@dgr.com, upon payment of \$50.00, none of which is refundable.

All bids shall be made on proposal forms furnished by the Engineer and shall be accompanied by bid security in the form of a certified check or bid bond, made payable to City of Windom in the amount of ten percent (10%) of the bid, which security becomes the property of the City of Windom in the event the successful bidder fails to enter into a contract and post satisfactory performance and payment bonds.

Payment to the Contractor will be made on the basis of ninety-five percent (95%) upon certification of work completed; five percent (5%) thirty-one (31) days after final completion and acceptance, and delivery of final documentation.

The construction shall be performed upon a Notice to Proceed issuance. Substantial completion of the project shall be no later than December 1, 2023. See the specifications for more details on construction timing requirements.

The City of Windom reserves the right to defer acceptance of any bid for a period not to exceed thirty (30) days after the date bids are received and no bid may be withdrawn during this period. The City of Windom also reserves the right to reject any or all bids and enter into such contract as it shall deem to be in the best interest of the City.

Dated this 31st day of March 2023.
CITY OF WINDOM,
MINNESOTA
By /s/ Jason Sykora
Electric Superintendent
(866—April 5, 2023)

Cottonwood County
Planning Commission
PUBLIC HEARING

**LEGAL NOTICE
CONDITIONAL USE
PERMIT APPLICATION**

An application has been submitted by Knife River, requesting a Conditional Use Permit, required by Cottonwood County Zoning Ordinance #36 Hot-mix asphalt plant on the parcel of property described as:

Parcel: The West Half of the Northeast Quarter, Section 12, Township 107 North, Range 36 West, Amboy Township, Cottonwood County, Minnesota

A Public Hearing to consider said Conditional Use Permit will be held by the Cottonwood County Planning Commission on April 28, 2023 at 1:00 P.M. The hearing will be held at the library in the BARC Center 1012 5th ave Windom, MN 56101. For any questions, please call 507-832-8287

By Order of the
Cottonwood County
Planning Commission
Alex Schultz, Planning
and Zoning Technician
(867—April 5, 2023)

Cottonwood County
Planning Commission
**PUBLIC HEARING
LEGAL NOTICE**

REZONING APPLICATION
An application has been submitted by Neil Bartel, requesting an area to be rezoned from Agricultural-1 to Commercial-1, required by Cottonwood County Zoning Ordinance #28: Amendments and Rezoning on the parcel of property described as:

Parcel: Tracts in the North ½ of the Northeast ¼ of Section 15, T 105 N, R 34 W, Mountain Lake Township, Cottonwood County, Minnesota

A Public Hearing to consider said Rezoning Application will be held by the Cottonwood County Planning Commission on April 28, 2023 at 1:00 P.M. The hearing will be held at the library in the BARC Center 1012 5th ave Windom, MN 56101. For any questions, please call 507-832-8287

By Order of the
Cottonwood County
Planning Commission
Alex Schultz, Planning
and Zoning Technician
(868—April 5, 2023)



PUBLIC NOTICES

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