

Public Notice

(First Date of Pub.: Thurs., April 17, 2025)  
(Dates of Pub.: Thurs., April 17, 24, May 1, 8, 15, 22, 2025)

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: June 21, 2023  
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$33,390.00  
MORTGAGOR(S): Brayden Rohlf, a single person  
MORTGAGEE: U.S. Bank National Association  
LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: U.S. Bank National Association  
SERVICER: Select Portfolio Servicing, Inc.  
DATE AND PLACE OF FILING: Filed June 21, 2023, Lyon County Recorder, as Document Number ER15950  
ASSIGNMENTS OF MORTGAGE: Assigned to: Select Portfolio Servicing, Inc  
LEGAL DESCRIPTION OF PROPERTY:  
Lot Three (3), in Block Two (2), Moses' First Addition to the City of Tracy  
PROPERTY ADDRESS: 225 Union Street, Tracy, MN 56175  
PROPERTY IDENTIFICATION NUMBER: 31-112015-0  
COUNTY IN WHICH PROPERTY IS LOCATED: Lyon  
THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$38,248.01  
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: June 10, 2025, 10:00AM  
PLACE OF SALE: Sheriff's Main Office, 611 West Main Street, Marshall, MN 56258  
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 December 10, 2025, or the next business day if December 10, 2025 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: April 11, 2025  
Select Portfolio Servicing, Inc  
Assignee of Mortgagee  
LOGS Legal Group LLP  
Tracy J. Halliday - 034610X  
LOGS Legal Group LLP  
Attorneys for Mortgagee  
1715 Yankee Doodle Road, Suite 210  
Eagan, MN 55121  
(952) 831-4060

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

Professional  
— Directory —

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tara@headlightherald.com

REASONABLE RATES!

(First Date of Pub.: Thurs., May 8, 2025)  
(Dates of Pub.: Thurs., May 8, 15, 2025)  
STATE OF MINNESOTA  
COUNTY OF LYON  
DISTRICT COURT  
FIFTH JUDICIAL DISTRICT  
PROBATE DIVISION  
Court File No. 42-PR-25-404  
Estate of Donna M. Bjorklund, Decedent.  
NOTICE OF INFORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS  
Notice is given that an application for informal probate of the Decedent's Will, dated November 28, 2018, and ("Will"), has been filed with the Registrar. The application has been granted.  
Notice is also given that the Registrar has informally appointed Stacy A. Varpness, whose address is 1726 470th Street, , Cottonwood, Minnesota, 56229, as personal representative of the Estate of the 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 are filed with the Court (pursuant to Minnesota Statutes section 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 issuance of letters, the power to sell, encumber, lease or distribute  
real estate.  
Any objections to the probate of the Will or appointment of the Personal Representative 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 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.  
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.  
Dated: April 23, 2025  
/s/ Tricia B. Zimmer  
Judge of District Court  
/s/ Kenidee M Keller  
Deputy Court Administrator  
Attorney for Petitioner  
Glen A. Petersen  
Petersen Law Office PLLC  
225 North Tyler Street  
Tyler, MN, 56178  
Attorney License No: 0290506  
Telephone: (507) 247-5515  
FAX: (507) 247-5940  
Email: glenpetersen@woodstock-tel.net

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STATE OF MINNESOTA  
COUNTY OF LYON  
DISTRICT COURT  
FIFTH JUDICIAL DISTRICT  
PROBATE DIVISION  
Court File No. 42-PR-25-438  
Estate of Bruce Edward Roby, Decedent.  
NOTICE OF INFORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS  
Notice is given that an application for informal probate of the Decedent's Will, dated October 14, 2014, ("Will"), has been filed with the Registrar. The application has been granted.  
Notice is also given that the Registrar has informally appointed Donna Jean Reaves, whose address is 111 Savannah Heights Blvd, , Lynd, Minnesota, 56157, as personal representative of the Estate of the 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 are filed with the Court (pursuant to Minnesota Statutes section 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 issuance of letters, the power to  
sell, encumber, lease or distribute real estate.  
Any objections to the probate of the Will or appointment of the Personal Representative 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 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.  
Dated: May 5, 2025  
/s/ Tricia B. Zimmer  
Judge of District Court  
/s/ Kenidee M Keller  
Court Administrator  
Attorney for Petitioner  
Glen A. Petersen  
Petersen Law Office PLLC  
225 North Tyler Street  
Tyler, MN, 56178  
Attorney License No: 0290506  
Telephone: (507) 247-5515  
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(Dates of Pub.: Thurs., April 17, May 1, 8, 2025)  
NOTICE TO CONTRACTORS  
Sealed Bids will be received until 2:00 p.m. on Monday, May 19th, 2025 in the Auditor/ Treasurers Office of the Lyon County Government Center, 607 West Main St., Marshall, MN by Aurora Heard, Lyon County Auditor/Treasurer on behalf of the Board of Commissioners for the following projects.  
CONTRACT 2025-2:  
COUNTYWIDE BITUMINOUS PAVING  
S.A.P. 042-608-033, S.A.P. 042-610-044, S.A.P. 042-624-019  
See the Lyon County website, www.lyonco.org, for complete Notice and bid information. Electronic version of the plans and proposal are available to view/download at our public dashboard OneOffice site at https://mn-co-lyon.app.rtvision.com/oneoffice. Look under "Bidding" tab.  
Aaron VanMoer, P.E.  
Lyon County Engineer

'Bands and Ballrooms of SW MN' is May 27  
Tom Tourville will present, "Bands and Ballrooms of Southern Minnesota" at the Lyon County Museum, 301 West Lyon Street, Marshall on Tuesday, May 27 at 6:30 p.m.  
Tom Tourville is a native of Fairmont, Minnesota and now resides at Okoboji, Iowa. Having always had a deep interest in music of the '60s and beyond, he has turned this fascination into researching and writing 31 books on record collecting, music collectibles, ballrooms, and Midwest music history. Tom is the co-founder of the Iowa Rock 'n Roll Music Association.  
He is also a 2023 Association for Recorded Sound Collections Awards for Excellence in Historical Recorded Sound Research Award nominee.  
For more information, contact the Lyon County Museum at 507-537-6580  
'Minnesota Matters' tour hits Marshall this month  
SMSU will host the Minnesota Star Tribune's "Minnesota Matters" tour when it comes to Marshall on May 20.  
The Minnesota Star Tribune is visiting communities across the state in May and coming to Marshall as a part of its Minnesota Matters tour! The open forum will be held at Southwest Minnesota State University on Tuesday, May 20 from 11 a.m.–12:30 p.m. Light food and beverages will be provided.  
Each stop on the tour includes conversations on a topic of vital interest to that community. In Marshall, leaders in the community will meet for a panel discussion and Q&A on the future of agriculture in a world of tariffs, trade wars, and deportations.  
Tracy Area Elementary School Breakfast  
Friday, May 9: Long John, cereal, fruit juice, fruit cup, string cheese  
Monday, May 12: Breakfast bites cereal, fruit juice, fruit cup, string cheese  
Tuesday, May 13: Breakfast round, cereal, fruit juice, fruit cup, string cheese  
Wednesday, May 14: Frudel, cereal, fruit juice, fruit cup, string cheese  
Thursday, May 15: Yogurt, granola, cereal, fruit juice, fruit cup, string cheese  
Friday, May 16: Cinnamon roll, cereal, fruit juice, fruit cup, string cheese  
Tracy Area High School School Breakfast  
Friday, May 9: Long John, cereal, fruit juice, fruit cup, toast  
Monday, May 12: Breakfast bites cereal, fruit juice, fruit cup, toast  
Tuesday, May 13: Breakfast round, cereal, fruit juice, fruit cup, toast  
Wednesday, May 14: Frudel, cereal, fruit juice, fruit cup, toast  
Thursday, May 15: Yogurt, granola, cereal, fruit juice, fruit cup, toast  
Friday, May 16: Cinnamon roll, cereal, fruit juice, fruit cup, toast  
Tracy Area Elementary School Lunch  
Friday, May 9: Hot ham and cheese sandwich, chef salad, green beans, mixed fruit  
Monday, May 12: Popcorn chicken, mashed potatoes, ham and cheese sandwich, corn, orange, bread  
Tuesday, May 13: Buffalo burger on a bun, sub sandwich, tater tots, Mandarin oranges  
Wednesday, May 14: Spaghetti, turkey and cheese sandwich, peas, apples  
Thursday, May 15: Walking taco, Caesar Salad, green beans, peaches  
Friday, May 16: Corn dog, chicken wrap, baked beans, corn ships, side kick  
Tracy Area High School Lunch  
Friday, May 9: Hot ham and cheese sandwich, chef salad, green beans, mixed fruit  
Monday, May 12: TMB Bowl, ham and cheese sandwich, corn, orange, pears, bread  
Tuesday, May 13: Buffalo burger on a bun, sub sandwich, tater tots, Mandarin oranges, banana  
Wednesday, May 14: Cheese dunkers, turkey and cheese sandwich, peas, tropical fruit, apples  
Thursday, May 15: Walking taco, Caesar Salad, green beans, peaches, kiwi  
Friday, May 16: Corn dog, chicken wrap, baked beans, corn ships, mixed fruit side kick  
St. Mary's School Breakfast  
Friday, May 9: Assorted fruit, assorted fruit juice, muffin and/or string cheese  
Monday, May 12: Assorted fruit, assorted fruit juice, cereal and/or string cheese  
Tuesday, May 13: Assorted fruit, assorted fruit juice, parfait and/or yogurt  
Wednesday, May 14: Assorted fruit, assorted fruit juice, cereal bar and/or string cheese  
Thursday, May 15: Assorted fruit, assorted fruit juice, French toast and/or yogurt  
Friday, May 16: Assorted fruit, assorted fruit juice, muffin and/or string cheese  
St. Mary's School Lunch  
Friday, May 9: Grilled cheese on WG bun, green beans, carrots, pears  
Monday, May 12: Hot ham and cheese sandwich, broccoli, carrots, pears  
Tuesday, May 13: Tacos, lettuce/cheese, cooked carrots, pineapple  
Wednesday, May 14: Meatballs, mashed potatoes, corn, WG bread, peaches  
Thursday, May 15: Hot dogs on WG bun, baked beans, cucumbers, applesauce  
Friday, May 16: Fish shapes, WG bread, green beans, carrots, bananas

Steve Fields  
Minnesota Attorney

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