

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

A DAY AT THE LANES

BISHOP BRINKLEY (right) and Laura Kor were two of the St. Mary's School students who enjoyed a day at Tracy Lanes on Wednesday. Weather didn't allow the students to have their track and field day this week, so the kids instead took their energy to the alley.



Community Ed. Schedule

UPCOMING CALENDAR

THURSDAY, MAY 22:
Track Sub-Section Meet at Luverne; Field Events at 4:00pm, Running Events at 5:00pm
TABA Mites vs. Wabasso Maroon at Tracy Hwy 14 South, 6:30pm

FRIDAY, MAY 23:
Last Day of School!

SATURDAY, MAY 24:
Baseball Sub-Section Playoffs at High Seed, TBA
Softball Section Playoffs at Marshall
Com Ed – Elementary Track & Field Practice at HS Track, 9:30am

SUNDAY, MAY 25:
Graduation Commencement Ceremony at HS Gym, 2:00pm



School Activities & Community Education

MONDAY, MAY 26:
Memorial Day!

TUESDAY, MAY 27:
Teacher Inservice
Softball Section Tournament, TBD
Baseball Section Tournament, TBD
Volleyball Camp (grades 1-2-3) at HS Gym, 12:00pm
TABA 14U vs. Slayton at Slayton, 6:30pm

WEDNESDAY, MAY 28:
Golf Section Day 2 at Worthington, 9:00am
BBB Camp (grades 1-2-3) at HS Gym, 9:00am
BBB Camp (grades 4-5-6) at HS Gym, 10:15am
Volleyball Camp (grades 1-2-3) at HS Gym, 12:00pm
TABA Coach-Pitch vs. Redwood Falls at Tracy Sebastian Park, 6:30pm
TABA Mites vs. Wabasso Gold at Tracy Hwy 14 Fields, 6:30pm

Classifieds

Call (507) 629-4300 to advertise.

Rummage Sale

THREE-FAMILY GARAGE SALE: Microwave, day bed, comforters, vacuum, lamps, HP Printers, TV, dog kennels, wall hangings, pet supplies, lawn ornaments. Friday, May 30 & Saturday, May 31 8am-5pm 101 Tenth St. Tracy 22x

For Rent

TAKING APPLICATIONS for 1 BR apartments. Stove, fridge, and most utilities included. Rent is based upon income. Call

Twin Circle Apt. 507-629-3160. Equal Housing Opportunity. 17tfx

Miscellaneous

SEND or RECEIVE FAXES at Above The Fold Publishing, 207 4th St., Tracy. FAX: 507-629-4301. 1tfx

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FARM & RANCH RECORD BOOKS are available at Above The Fold Publishing, 207 4th St., Tracy MN 56175. 507-629-4300. A simple system of agricultural record keeping. A favorite with farmers and ranchers for over 40 years. 1tfx

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