

# 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

(First Date of Pub.: Thurs., April 17, 2025)

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

WHEREAS NOTICE IS HEREBY GIVEN that that the undersigned is the individual whose true and proper name is formally declared within the meaning and intent of the duly filed "Statement of Grantor's/Testator's Intent," (you must give the document title you placed on the court documents) made a matter of public record on the 20<sup>th</sup> day of March, 2025, as recorded in the official records of State of Minnesota Lyon County Court Administrator under case number 42-CV-25-9, and that the undersigned *ab initio* from her date of nativity has been known by no other name(s) than as expressly set forth within the aforementioned "Statement of Grantor's/Testator's Intent" to the exclusion of any non-implied or non-expressed implications contained therein (*Expressio unius est exclusio alterius*).

WHEREAS the undersigned, (hereinafter "Executor"), within the meaning of the aforementioned "Statement of Grantor/Testator's Intent", further declares that she is a native of Lyon County Minnesota, a private civilian national originally domiciled in the de jure unincorporated Union state of Minnesota, still at all times foreign to, without, and excluded from, all domestic, Territorial, Military, and District of Columbia jurisdictions.

WHEREAS it is now formally declared, in the nature of a declaration of death in absentia, that the decedent "PAMELA KAY BRULEY" (or any derivations thereof) is absentee whose whereabouts are unknown and have been since March 14th, 1969. Executor is the duly appointed and authorized representative of the estate of the absentee decedent PAMELA KAY BRULEY.

WHEREAS the grantors/testators have clearly expressed their intention within the aforementioned "Statement of Grantor's/Testator's Intent" for the estate created to vest in its entirety to a privately named beneficiary.

WHEREAS Executor, now publicly gives notice to the public at large of her assumption of the office of Executor of the PAMELA KAY BRULEY estate, along with all duties, express and implied, consequent to the administration of said estate inclusive of claiming, acknowledging, perfecting and sequestering all requisite property interests derived from and/or associated with said estate. All parties are now put on inquiry that all property in the name of PAMELA KAY BRULEY is now subject to administration pursuant to the aforesaid executorship.

WHEREAS this notice serves to declare that all active and/or prior administrations in any way, shape or form upon the estate of PAMELA KAY BRULEY are hereby wholly superseded, quashed, and henceforth declared void and nugatory in effect.

WHEREAS all parties claiming a presumption of adverse right of prescriptive easement upon the estate of PAMELA KAY BRULEY are hereby retroactively denied and estopped from any grant of prescriptive easement and presumption of servient tenement upon the estate.

WHEREAS all parties with an interest claiming any presumptive grant of easement relative to the estate of PAMELA KAY BRULEY are hereby notified by Executor of the extinguishment by release to the owner of the dominant estate of any prescriptive easements. By right of accession all interests are by operation of law returned to the estate.

NOW THEREFORE all parties bearing a legal or equitable interest, right, title, or claim relative to the estate of PAMELA KAY BRULEY shall within 60 days from the date of this publication lodge notice thereof with the Executor or BE IT RESOLVED that all such claimants shall be estopped in perpetuity from asserting said claims.

/s/ Pamela Kay Bruley  
Office of Executor of the PAMELA KAY BRULEY Estate  
RR Box 76, Lynd, Minnesota, Zip Exempt

(First Date of Pub.: Thurs., April 17, 2025)  
(Dates of Pub.: Thurs., April 17, 24, 2025)

### Important Information Regarding Property Assessments

**This may affect your 2026 property taxes.**

The Board of Appeal and Equalization for the City of Tracy will meet on the 5th day of May 2025, at 6:00 PM, at the Tracy City Hall. The purpose of this meeting is to determine whether property in the jurisdiction has been properly valued and classified by the Assessor.

If you believe the value or classification of your property is incorrect, please contact your Assessor's office to discuss your concerns. If you disagree with the valuation or classification after discussing it with your Assessor, you may appear before the Local Board of Appeal and Equalization. The board will review your value and/or classification and may make changes as needed. You must appeal to the local board before appealing to the County Board of Appeal and Equalization.

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WHEREAS NOTICE IS HEREBY GIVEN that that the undersigned is the individual whose true and proper name is formally declared within the meaning and intent of the duly filed "Statement of Grantor's/Testator's Intent," (reference the document by the exact name given to it in Court files) made a matter of public record on the 20<sup>th</sup> day of March, 2025, as recorded in the official records of State of Minnesota Lyon County Court Administrator under case number 42-CV-25-9, and that the undersigned *ab initio* from his date of nativity has been known by no other name(s) than as expressly set forth within the aforementioned "Statement of Grantor's/Testator's Intent" to the exclusion of any non-implied or non-expressed implications contained therein (*Expressio unius est exclusio alterius*).

WHEREAS the undersigned, (hereinafter "Executor"), within the meaning of the aforementioned "Statement of Grantor/Testator's Intent", further declares that he is a native of Lyon County Minnesota, a private civilian American national originally domiciled in the de jure unincorporated Union state of Minnesota, still at all times foreign to, without, and excluded from, all domestic, Territorial, Military, and District of Columbia jurisdictions.

WHEREAS it is now formally declared, in the nature of a declaration of death in absentia, that the decedent "SCOTTY LEE BRULEY" (or any derivations thereof) is absentee whose whereabouts are unknown and have been since March 5th, 1962. Executor is the duly appointed and authorized representative of the estate of the absentee decedent SCOTTY LEE BRULEY.

WHEREAS the grantors/testators have clearly expressed their intention within the aforementioned "Statement of Grantor's/Testator's Intent" for the estate created to vest in its entirety to a privately named beneficiary.

WHEREAS Executor, now publicly gives notice to the public at large of his assumption of the office of Executor of the SCOTTY LEE BRULEY estate, along with all duties, express and implied, consequent to the administration of said estate inclusive of claiming, acknowledging, perfecting and sequestering all requisite property interests derived from and/or associated with said estate. All parties are now put on inquiry that all property in the name of SCOTTY LEE BRULEY is now subject to administration pursuant to the aforesaid executorship.

WHEREAS this notice serves to declare that all active and/or prior administrations in any way, shape or form upon the estate of SCOTTY LEE BRULEY are hereby wholly superseded, quashed, and henceforth declared void and nugatory in effect.

WHEREAS all parties claiming a presumption of adverse right of prescriptive easement upon the estate of SCOTTY LEE BRULEY are hereby retroactively denied and estopped from any grant of prescriptive easement and presumption of servient tenement upon the estate.

WHEREAS all parties with an interest claiming any presumptive grant of easement relative to the estate of SCOTTY LEE BRULEY are hereby notified by Executor of the extinguishment by release to the owner of the dominant estate of any prescriptive easements. By right of accession all interests are by operation of law returned to the estate.

NOW THEREFORE all parties bearing a legal or equitable interest, right, title, or claim relative to the estate of SCOTTY LEE BRULEY shall within 60 days from the date of this publication lodge notice thereof with the Executor or BE IT RESOLVED that all such claimants shall be estopped in perpetuity from asserting said claims.

/s/ Scotty Lee Bruley  
Office of Executor of the SCOTTY LEE BRULEY Estate  
Rural Route PO Box 76, Lynd, Minnesota, Zip Exempt

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(Dates of Pub.: Thurs., April 17, 2025)

LYON COUNTY BOARD OF COMMISSIONERS  
Tuesday, April 1, 2025

**A Summary of the Proceedings of the Lyon County Board**  
9:00 a.m. pursuant to notice the Lyon County Commissioners met with the following members present: Commissioners Anderson, Andries, Crowley, Draper, and Graupmann. Also present: Administrator Stomberg and County Attorney Wikelius.

- MSP to approve the agenda with the two additions.
- MSP to approve the consent agenda as presented.
- MSP to approve 3 letters of support to the City of Cottonwood.
- MSP to accept the quote from Bothun Insulation & Coatings for the amount of \$18,000 for the Balco building roof, with the exception for additional charges to replace the vents.
- MSP to approve a policy change to the Parks Department, that all camp sites are available for online reservations only, excluding cash payments.
- MSP to accept the quote from Canadian Pond in the amount of \$62,243.88 for the landfill aeration system.
- MSP to approve the Environmental Administrator to seek bids for the landfill gas wells installation.
- MSP to approve suspending the landfill wind policy.
- MSP to enter drainage authority.
- MSP to authorize the Drainage Authority to look into the CD 14 Water Quality Storage Grant.
- MSP to exit the drainage authority.

Meeting adjourned at 11:55 a.m.

A copy of these proceedings are available in the County Administrator Office of Lyon County and also available at [www.lyonco.org](http://www.lyonco.org).

# Professional Directory

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1155 Morgan St. • Tracy, MN • 507-629-4680  
Nathan & Valerie Stephens, owners

**BALATON DENTAL CLINIC**  
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*Horvath Funeral Service*  
444 Craig Ave, Tracy, MN 56175  
629-4510, [www.horvathfuneralservice.com](http://www.horvathfuneralservice.com)  
Quinn M. Horvath, Owner/Funeral Director

*Smile Designers* **Michael R. Thomas D.D.S. & Associates**  
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M-Tues 8 a.m.-5 p.m. • Wed 8 a.m.-7 p.m. • Fri 8 a.m. - 2 p.m.

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