

Public Notice

(First Date of Pub.: Wed., Aug. 28, 2024)
 (Dates of Pub.: Wed., Aug. 28, Sept. 4, 11, 18, 25, Oct., 2, 2024)

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: July 6, 2020
 ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$176,700.00
 MORTGAGOR(S): Callista Alm, a single person and Johnathon Lange, single person
 MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

MIN#: 100053601317689114
 LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Primelending, A PlainsCapital Company

SERVICER: PrimeLending, A PlainsCapital Company
 DATE AND PLACE OF FILING: Filed July 6, 2020, Lyon County Recorder, as Document Number ER08872

ASSIGNMENTS OF MORTGAGE: Assigned to: PrimeLending, A PlainsCapital Company

LEGAL DESCRIPTION OF PROPERTY: Lot Nine (9), in Block Three (3), of the Southview Second Subdivision

PROPERTY ADDRESS: 503 Hawthorne Dr, Marshall, MN 56258

PROPERTY IDENTIFICATION NUMBER: 27-813031-0
 COUNTY IN WHICH PROPERTY IS LOCATED: Lyon

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$216,516.29

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:

October 17, 2024, 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 April 17, 2025, or the next business day if April 17, 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: August 23, 2024

PrimeLending, A PlainsCapital Company
 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



THE TMB CHEER TEAM did their part in getting parade-goers in a cheering mood at Monday's Box Car Days grand parade. Photo / Per Peterson

BCD

Continued from page 1A

weekend, made all the more memorable thanks to ideal weather.

After Monday's grand parade, hundreds of people flocked to the beer tent, not just to enjoy an adult beverage, but to catch a glimpse of everyone's grocery store gal, Lori Alf, kissing a pig after bringing in the most money in the "Kiss the Pig" contest.

"The weather as on-point, the sun was shining, the parade was awesome," Tracy Area Chamber of Commerce Director Arika Sanders said. "There was tons of high energy; it was such blast to end things with 'Kiss the Pig' in the beer tent. Everyone loved it."

Things really got going early in the beer tent Saturday with Kegs & Eggs. That was just the beginning of a busy day in Tracy with a number of events soon to follow, including softball, golf and bean bag tournaments.

On the other side of town, the little ones got in on the action at the Kiddie Parade over by Sanford. Then it was back downtown for two Pizza, Puzzle & Guzzle events, first for teenagers, then adults.

The non-stop action continued Sunday, with the popular mud volleyball tournament getting underway at The Caboose. Horseshoes were being pitched down the highway at Nehls Park, and for the first time ever, a pickle ball tournament was held on Morgan and 3rd streets downtown.

"I couldn't believe just how much action and revenue that was brought to downtown," said Sanders. "We had 16 mud volleyball teams, so The Caboose did really well. We had an awesome turnout for the band Saturday night — that whole street was packed. We had lots of volunteers who pitched in for



LOGAN HAY of Sioux Falls had a blast at the midway Sunday. LEFT: Youngsters like Camron Visker enjoyed pancakes and planes at Monday's Fly-In/Drive-In. Photos / Per Peterson



that, end everything else."

But Sunday was mostly about the kids, as Central Park was inundated with young ones for the Kiddos Pizza, Puzzle & Guzzle in the picnic shelter, and inflatables, live music and a kids' pedal pull taking place at the same time.

Monday started in typical fashion with the Fly-In/Drive-In pancake breakfast that served well over 650 people. Some of those people came in hungry as they just got done competing in the BCD Road Race. Monday was also a big day for St. Mary's, as it hosted an arts and crafts fair and food stand to raise money for the school.

As last-minute addition to this year's festival was cow pie bingo, and even though the cow wasn't quite ready to do his business, many people enjoyed bidding on squares to win some money.

"We got some great input from people as far as new things we could offer as we build toward the 100th," Sanders said.

Professional Directory

STEPHENS Funeral Service
Tracy Area Funeral Home
 1155 Morgan St. • Tracy, MN • 507-629-4680
 Nathan & Valerie Stephens, owners

DANA F. COLE & COMPANY, LLP
Certified Public Accountants
 GREG SHAW, CPA; EDWARD CARTER, ENROLLED AGENT
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