

# 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

(First Date of Pub.: Wed., Sept. 18, 2024)  
(Dates of Pub.: Wed., Sept. 18, 25, 2024)

## State of Minnesota County of Lyon Fifth Judicial District District Court Probate Division Court File No. 42-PR-24-905

Estate of Roland Carl Hass, 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 June 5, 2017, and separate writings under Minnesota Statutes section 524.2-513, dated March 28, 2023, (“Will”), has been filed with the Registrar. The application has been granted.

Notice is also given that the Registrar has informally appointed Earl Hass, whose address is 2616 South Glendale Avenue, Sioux Falls, South Dakota, 57105, 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: September 12, 2024

/s/ Michelle Dietrich  
Registrar

/s/Kenidee Keller – Deputy  
Court Administrator

Attorney for Personal Representative

Glen A. Petersen  
Petersen Law Firm PLLC  
225 North Tyler Street  
PO Box 671  
Tyler, MN 56178  
Attorney License No: 0290506  
Telephone: (507) 247-5515  
FAX: (507) 247-5940

Email: glenpetersen@woodstocktel.net

(First date of Pub.: Wed., Sept. 11, 2024)  
(Dates of Pub.: Wed., Sept. 11, 18, 2024)

## PUBLIC HEARING NOTICE

The Housing & Redevelopment Authority of Tracy has developed its 2025 Agency Plan in compliance with the Quality Housing and Work Responsibility Act of 1998.

The PHA Plan is available for review at the Authority’s Office located at Twin Circle Apartments, 760 West Morgan Street in Tracy, MN. The Authority’s hours of operation are from 8:00 a.m. to 12:00 p.m. Monday through Thursday. In addition, a public hearing will be held on Thursday, September 19, 2024 at 4:30 p.m. at the Authority’s office at 760 Morgan Street, Tracy for discussion and final approval of the plan. The public is invited.

(First Date of Pub.: Wed., Sept. 18, 2024)  
(Dates of Pub.: Wed., Sept. 18, 2024)

A REQUEST HAS BEEN MADE to the Lyon County Planning and Zoning Administrator by Zach Thompson, for a Conditional Use Permit Request to operate a Kennel Business. The area representing the request is zoned agricultural. The property is described as follows:

All that part of the North Half of the Northeast Quarter in Section 25, Township 111 North, Range 43 West, Island Lake Township, Lyon County, Minnesota.

A Public Hearing to consider the Conditional Use Permit request will be held by the Lyon County Planning and Zoning Commission in the Commissioner’s Room of the Lyon County Government Center, Marshall, Minnesota, on Tuesday, October 8, 2024 at 7:00 p.m.

John Biren, Lyon County, Zoning Administrator  
Phone: 507-532-8207 Extension 3

(First Date of Pub.: Wed., Sept. 18, 2024)  
(Dates of Pub.: Wed., Sept. 18, 2024)

## Regular Board Meeting Minutes from Monday, August 19, 2024

- I. Meeting called to order by School Board Chair **Rod Benson** at 6:00 p.m. Guests include: (Alex Greenway, Jason Kainz and Per Peterson: Headlight Herald). Board Members Present: Rod Benson, Ben Ludeman, Nicole Swanson, Jody Bauer, Ryan Verlinde & Matt Surprenant. Absent: Jay Fultz Administration present: Superintendent Anderson, Elementary Principal Michael Munson, Business Manager Tonya Duscher & Activities Director Bill Tauer. Absent: Secondary Principal Tony Miller.
- II. Motion by **Surprenant**, second by **Ludeman** to approve the agenda. **(MC 6-0)**
- III. Motion by **Bauer** second by **Verlinde** to approve the meeting minutes from Monday, July 15, 2024. **(MC 6-0)**
- IV. Motion by **Ludeman**, second by **Bauer** to approve the TAPS monthly report, Treasurer Report, Revenues, vs Disbursements, Report, and the vendor payments which include check numbers **23016 - 23135**, wire payments dated **July 16 – August 19** Student Activities Check Numbers **19037- 19044** for a grand total of \$3,902,044.91. **(MC 6-0)**
- V. Visitor Reports/Comments: Superintendent Anderson updated the TAPS Board on the project completion in place of SitelogIQ.
- VI. Administrative Reports: Community Education, Bill Tauer: Secondary Principal, Tony Miller: No Report Elementary Principal, Michael Munson: Sky ceiling and upcoming school year. Superintendent, Chad Anderson:
- VII. Old Business:
  - A. Motion by **Ludeman**, second by **Bauer** to approve the 2024-2025 TAHS Student Handbook as presented during the secondary principal’s report at the June 10, 2024 & July 15, 2024 school board meetings. **(MC 6-0)**.
- VIII. New Business:
  - A. Recognize Enrolment: Total K-12 is 660.
  - B. Motion by **Swanson**, second by **Verlinde** to approve the hiring of Peggy Zwach as Payroll/HR for TAPS for the 24-25 & 25-26 school years. **(MC 6-0)**
  - C. Motion by **Ludeman** second by **Surprenant** to approve the hiring of Thad Lessman as a custodian at TAPS for the 24-25 school year. **(MC 6-0)**
  - D. Motion by **Bauer**, second by **Surprenant**, to approve the hiring of Shelbi Grimley as First Grade Teacher at TAES for the 24-25 school year. **(MC 6-0)**
  - E. Motion by **Swanson**, second by **Verlinde**, to approve the hiring of Kylie Meyer as para-professional at TAES for the 24-25 school year **(MC 6-0)**
  - F. Motion by **Verlinde**, second by **Bauer**, to approve the hiring of Hailey Bornitz as the Junior High Volleyball Coach for the 2024 season **(MC 6-0)**
  - G. Motion by **Surprenant**, second by **Ludeman**, to approve the Hiring of Cathy Johnson as Elementary Food Service at TAES for the 24-25 school year. **(MC 6-0)**
  - H. Motion by **Verlinde**, second by **Swanson**, to approve the Hiring of Gail Whiting as High School Food Service for the 24-25 school year. **(MC 6-0)**
  - I. Motion by **Ludeman**, second by **Surprenant**, to approve the Retirement/Resignation of Lori Erbes as TAES Para-Professional with many thanks for her service to TAPS. **(MC 6-0)**
  - J. Motion by **Swanson**, second by **Bauer**, to approve the purchase of LED sign for the front of TAHS. Sign reads “Tracy Area High School – Home of the TMB Panthers”. TAPS District will pay the cost and Tracy booster club will reimburse the district over three years. **(MC 6-0)**
  - K. Member **Bauer**, introduced the following resolution and moved its adoption: **Resolution accepting donations.** The motion for the adoption of the foregoing resolution was duly seconded by **Verlinde** and upon vote being taken thereon, the following voted in favor thereof: **Verlinde, Bauer, Ludeman, Swanson, Surprenant & Benson.** and the following voted against the same: **None.** Absent: **Fultz.** Whereupon the resolution was declared duly passed and adopted.
- IX. Other Business: None
- X. Adjourn: Motion by **Bauer**, second by **Swanson** to adjourn the meeting at 6:54 p.m. The above is an unofficial summary of meeting proceedings. Complete approved minutes are available at [www.tracy.k12.mn.us](http://www.tracy.k12.mn.us) and available in the Superintendent’s Office, 934 Pine Street, Tracy, MN. **(MC 6-0)**

# Professional Directory

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**[tara@headlightherald.com](mailto:tara@headlightherald.com)**


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