

## Public &amp; Legal Notices

## Bagley Senior Center Menu

## 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 12, 2023  
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$113,407.00

MORTGAGOR(S): Tiara L. Sumrall, a single woman  
MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for American Pacific Mortgage Corporation

DATE AND PLACE OF FILING: Recorded on July 28, 2023, as Document Number A182642 in the Office of the County Recorder of Clearwater County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: Penny-Mac Loan Services, LLC by assignment recorded on December 9, 2024, as Document Number A185268 in the Office of the County Recorder of Clearwater County, Minnesota.

LEGAL DESCRIPTION OF PROPERTY: The East 80 feet of Lot One (1) and the East 80 feet of Lot Two (2), Block Six (6), Higden's Addition to Bagley, Clearwater County, Minnesota.

STREET ADDRESS OF PROPERTY: 13 OAK AVENUE SW, BAGLEY, MN 56621  
COUNTY IN WHICH PROPERTY IS LOCATED: Clearwater County, Minnesota.

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$118,818.19

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

NAME OF MORTGAGE ORIGINATOR: American Pacific Mortgage Corporation

RESIDENTIAL SERVICER: PennyMac Loan Services, LLC  
TAX PARCEL IDENTIFICATION NUMBER: 23-303-0435

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: 1002793-0006925333-0

THAT no action or proceeding has been instituted at law to recover the debt then remaining secured by such mortgage, or any part thereof, or, if the action or proceeding has been instituted, that the same has been discontinued, or that an ex-

cution upon the judgment rendered therein has been returned unsatisfied, in whole or in part.

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: February 20, 2025, at 10:00 AM.

PLACE OF SALE: Clearwater County Sheriff's Office, 213 Main Avenue North, Bagley, MN 56621.

To pay the debt then secured by said mortgage and taxes, if any actually paid by the mortgagor, on the premises and the costs and disbursements allowed by law. The time allowed by law for redemption by said mortgagor(s), their personal representatives or assigns is six (6) months from the date of sale.

TIME AND DATE TO VACATE PROPERTY: Unless said mortgage is reinstated or the property redeemed, or unless the time for redemption is reduced by judicial order, you must vacate the premises by 11:59 p.m. on August 20, 2025.

THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSESSORS, MAYBE 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 FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None

Dated: December 24, 2024  
PENNYMAC LOAN SERVICES, LLC  
Mortgagee

TROTT LAW, P.C.

By:  
N. Kibongni Fondungallah, Esq.  
Samuel R. Coleman, Esq.

\*Sung Woo Hong, Esq.\*

Alexa Marsh, Esq.

Attorneys for Mortgagee

25 Dale Street North

St. Paul, MN 55102

(651) 209-9760

(24-1439-FC01)

THIS IS A  
COMMUNICATION FROM  
A DEBT COLLECTOR.

## 2025 Approved Summary Budget for the City of Bagley

2025 EXPENDITURES	
General Government	\$ 378,992.00
Public Safety	\$ 546,476.00
Streets & Highways	\$ 417,963.00
Culture & Recreation	\$ 91,316.00
Economic Development	\$ 103,131.25
Misc. Current Expenses	\$ 79,398.00
Debt Service-Principal & Ir	\$ 98,978.75
Capital Outlay	\$ 110,000.00
<b>TOTAL EXPENDITURES &amp; OTHER FINANCING USES</b>	<b>\$ 1,826,255.00</b>

2025 REVENUE	
Property Tax/Levy	\$ 651,973.00
Tax Increments	\$ 121,700.00
Special Assessments	\$ 10,917.00
Licenses & Permits	\$ 8,000.00
Local Government Aid	\$ 537,008.00
State Aid (Police, Fire, Road, Airport)	\$ 106,779.00
Charges for Services	\$ 115,994.00
Fines & Fees	\$ 5,000.00
Interest	\$ 26,080.00
Misc. Revenues	\$ 192,804.00
Transfers from Other Funds	\$ 50,000.00
<b>TOTAL REVENUES &amp; OTHER FINANCING SOURCES</b>	<b>\$ 1,826,255.00</b>

## JOB POSTING CLEARWATER COUNTY ASSESSOR

Applications are being accepted for an Assessor Clerk position, under the general supervision of the County Assessor. The Assessor Clerk develops and maintains clerical functions, and assists the assessing staff in support and customer service. This position is responsible for record keeping, filing, answering public inquiries as to property tax valuations data entry, work processing and general office support.

Minimum requirements, high school graduate or equivalent. Highly prefer someone with previous land records management experience, excellent computer skills, detail-oriented and great communication skills. Must possess a valid Minnesota Class "D" driver license.

Applications may be obtained from the Clearwater County Assessor's Office located on the 2nd floor of the courthouse or on the county website at [www.co.clearwater.mn.us](http://www.co.clearwater.mn.us).

This is a full time, 40 hours per week position. Starting Salary range is \$20.61-26.67 with full benefits. Applications must be submitted to the Clearwater County Assessor's Office no later than January 10, 2024

**Clearwater County is an Equal Opportunity Employer**

## NOTICE TO THE RESIDENTS OF DUDLEY TOWNSHIP

Notice is hereby given to qualified candidates to file affidavits of candidacy for:

**1- Supervisor, (3-year term)**

and

**1- Treasurer, (2-year term)**

Filing for these positions will begin on January 2, 2025, and end on January 16, 2025, at 5:00 pm.

Filing can be done at the Strand's Store. A \$2.00 fee is required at time of filing. Please call ahead 968-2347

*Niki Walters, Clerk*

## Clearwater County Food Shelf Hours

Clearwater County Food Shelf is open every Wednesday from 10 a.m.-2:00 p.m. in the basement of the Bagley American Legion (go to the back door).

Monetary contributions can be mailed to Clearwater County Food Shelf, PO Box 578, Bagley, MN 56621.

Food donations can be dropped off at the Food Shelf on Wednesdays.

*Clearwater County Food Shelf Hours*

## Open Hours Bagley Public Library

Tuesday: 1-7

Wednesday: 9-5

Thursday: 1-7

Friday: 9-5

Saturday: 9-1

Closed Sunday-Monday

*tf-psa*

*Public notices are also available at <https://farmersindependent.com/public-notices/>*

## Farmers Independent

The only Co-Op newspaper in Minnesota, Serving you, Clearwater County.

## Sheriff Log

12/22/24 19:09:17 Traffic Stop	Activity	Check
12/22/24 20:24:23 Motorist Assist	12/27/24 23:28:38 Welfare Check	12/24/24 06:35:14 Transport
12/23/24 17:48:19 Animal Related	12/27/24 23:58:16 Traffic Stop	
<b>Falk Total: 3</b>	<b>Minerva Total: 9</b>	
12/24/24 09:39:19 Vehicle Off Road	12/22/24 12:17:05 Traffic Stop	
12/24/24 14:50:51 Traffic Stop	12/22/24 14:50:51 Traffic Stop	
12/24/24 16:23:15 Traffic Stop	12/24/24 16:23:15 Traffic Stop	
12/25/24 16:35:47 Welfare Check	12/25/24 16:35:47 Welfare Check	
12/26/24 14:09:26 Information Only	12/25/24 16:33:19 Traffic Stop	
12/27/24 14:42:10 Civil Complaint	12/25/24 16:46:08 Traffic Stop	
12/28/24 16:43:52 Traffic Stop	12/25/24 17:26:37 Welfare Check	
12/29/24 00:09:47 Medical Check	12/26/24 08:15:19 Traffic Stop	
12/29/24 06:22:52 Motorist Vehicle Crash	12/26/24 18:42:35 Traffic Stop	
12/30/24 11:06:36 THEFT		
12/31/24 15:40:27 Suspicious Activity		
12/31/24 17:09:42 Traffic Stop		
12/31/24 22:31:30 Information Only		
12/31/24 05:28:54 Traffic Stop		
12/31/24 20:26:31 Traffic Stop		
12/31/24 08:04:04 Traffic Stop		
12/31/24 12:28:36 Motorist Assist		
12/31/24 23:01:01 Fire		
<b>Dudley Total: 2</b>	<b>Nora Total: 14</b>	
12/22/24 19:33:50 Traffic Stop	12/22/24 10:32:14 Traffic Stop	
12/23/24 15:06:29 Threats	12/22/24 10:40:10 Traffic Stop	
<b>Eddy Total: 3</b>	12/22/24 10:51:01 Traffic Stop	
	12/23/24 07:16:36 Traffic Stop	
	12/24/24 19:38:41 Traffic Stop	
	12/24/24 20:26:28 Traffic Stop	
	12/24/24 20:32:01 Traffic Stop	
	12/24/24 21:03:40 Traffic Stop	
	12/25/24 10:03:39 Traffic Stop	
	12/25/24 10:14:47 Traffic Stop	
	12/26/24 13:23:24 Fire	
	12/27/24 17:36:33 Medical	
	12/28/24 19:55:02 Traffic Stop	
	<b>Out of Jurisdiction Total: 2</b>	
	12/23/24 09:51:11 Welfare	

## STATE OF MINNESOTA COUNTY OF CLEARWATER NINTH JUDICIAL DISTRICT COURT

Court File No. 15-PR-24-586

In RE: The Estate of:  
RUBY CAROLINE ALBERTS a/k/a RUBY C. ALBERTS and RUBY ALBERTS, Decedent.

## ORDER AND NOTICE OF HEARING ON PETITION FOR FORMAL ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRSHIP AND APPOINTMENT OF REPRESENTATIVE IN UNSUPERVISED ADMINISTRATION AND NOTICE TO CREDITORS

IT IS HEREBY ORDERED AND NOTICE IS HEREBY GIVEN that on the 19th day of February, 2025 at 1:00 o'clock p.m., a hearing will be held in the above named Court or by Zoom Hearing at Bagley, Minnesota, on petition of Dean Edward Alberts for the adjudication of intestacy and determination of heirship of the above named decedent, and for the appointment of Dean Edward Alberts, whose address is 51127 Vagabond Loop, Bemidji, MN 56601; as Personal Representative and Administrator of the estate of the above-named decedent in an unsupervised administration, and that any objections thereto must be filed with the Court. That, if proper, and no objections are filed, a personal representative will be appointed to administer the estate, to collect all assets, pay all legal debts, claims, taxes, and expenses, and sell real and personal property, and do all necessary acts for the estate.

Notice is further given that ALL CREDITORS having claims against said estate are required to present the same to said personal representative or to the Court Administrator within four months after the date of