

Public & Legal Notices

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: PennyMac 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), Higdem'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 execution 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 mortgagee, 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 ASSIGNS, MAYBEREDUCEDTO 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
VICES, 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
TOTAL EXPENDITURES & OTHER FINANCING USES	\$	1,826,255.00
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
TOTAL REVENUES & OTHER FINANCING SOURCES	\$	1,826,255.00

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.

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.

tf-psa

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.

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

TO ALL INTERESTED PERSONS AND CREDITORS:

IT IS HEREBY ORDERED AND NOTICE IS HEREBY GIVEN that on the19th day of February, 20 25 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 this notice or said claims will be barred.

Dated: 12/23/2024
Jon T. Huseby, Esq.
FULLER WALLNER
ATTORNEYS AT LAW
514 American Avenue NW
Bemidji, MN 56619-0880
(218) 751-2221

This holiday season, Be safe and smart!

DRIVE SOBER!W

Veterans

Are welcome to join their peers at the D&R Café in Bagley on Wednesday mornings at 9 a.m. for coffee and a chat.

Bagley Senior Center Menu

Jan 6 - Jan 10

Monday (1/6):
Pork Roast, Mashed potato/ gravy, Mixed vegetables, Bread pudding
Tuesday (1/7):
Baked ham, Au gratin potatoes, Steamed broccoli, lemon cake
Wednesday (1/8):
Chili, Corn bread, Fruit juice, Pudding/topping
Thursday (1/9):
Oven fried chicken, Mashed potato/gravy, Mixed vegetables, Blushing pears
Friday (1/10): Tater tot hotdish, Peas and carrots, Dinner roll, Fruited jell-o

Milk and Bread included with Meals.

- Meals are subject to change.
- Reservations by 10 AM
- Meals Served at 11:30

Suggested Donation for Seniors is \$6.00.
Under 60 is \$10.00

Call Kay 9:30-1:00
Mon-Fri, 694-6873

Bagley Schools Menu

Jan 6-10

Monday: Chesseburger on Bun, Tater Tots, Fresh Veggies, Tropical Fruit.
Tuesday: Chicken Alfredo, Pasta, Mixed Vegetables, Pineapple, Breadstick
Wednesday: Pulled Pork on Bun, Sunchips, Creamy Coleslaw, Peaches
Thursday: Soft Shell Taco with Veggie Fixings, Refried Beans, Mandarin Oranges
Friday: Egg Sausage, Brakfast Sandwich, Fruit and Veggie Bar

Breakfast

Monday: Pancake Nuggets, Fruit and/or Juice
Tuesday: Cereal & WG Item, Fruit and/or Juice
Wednesday: LATE START
Thursday: Muffin & Yogurt, Fruit and/or Juice
Friday: Mini Cinnis, Fruit and/or Juice

Community Calendar

Use the link on the home page of farmersindependent.com to submit your event information for the Community Calendar.

For Seniors

Senior Transportation Service

Clearwater County residents who are 60 & over. Rides are scheduled Monday-Friday. 24-hour notice required. Call 218-888-2320 to schedule.

****This project is made possible in part under the Federal Older Americans Act through an award from the Land of the Dancing Sky Area Agency on Aging under an Area Plan approved by the Minnesota Board on Aging.**

RIDER ALERT

Clearwater County Service on T.H.E. Bus

*** Countywide:**
7:30 am - 4:30 pm - Mon - Fri
*** Bagley:**
10 am - 4:30 pm - 1st, 3rd - Sat
*** Bemidji:**
2nd, 4th - Friday
Ride reservations to Bemidji must be scheduled by 3 pm the day prior to the trip.



800-201-3432

Bemidji DAV Van

The Bemidji DAV Van runs through Shevlin, Bagley, Fosston, Clearbrook, and Leonard at no cost to Veterans 5 days a week except on holidays.

Dates Not Running: May 29th, June 19th, July 4th, September 4th, October 9th, November 10 & 23, and December 25th.

Call **855-277-9787** for your free ride: Clearwater CVSO has our schedules with names and numbers. Please call Saddoris at 218-209-1863 for questions.

PSA

Sheriff Log

Bear Creek Total: 1
12/24/24 14:48:10 Welfare Check

City of Bagley Total: 19
12/22/24 06:35:57 Traffic Stop
12/22/24 16:15:13 Medical
12/23/24 07:26:16 Traffic Stop
12/23/24 08:04:27 Traffic Stop
12/23/24 14:31:05 Medical
12/23/24 16:53:03 Traffic Stop
12/23/24 23:19:08 TEST
12/25/24 12:14:20 Suspicious Activity
12/25/24 16:46:27 Traffic Stop
12/26/24 17:17:13 Traffic Stop
12/26/24 07:55:36 Traffic Stop
12/26/24 17:37:42 Traffic Stop
12/26/24 18:12:09 Vehicle Lock Out
12/26/24 18:18:53 Traffic Stop
12/27/24 06:19:03 Medical
12/27/24 10:43:41 Suspicious Activity
12/27/24 17:09:59 Transport
12/27/24 21:51:40 Traffic Stop
12/28/24 10:15:10 ASSIST

City of Clearbrook Total: 1
12/28/24 22:03:14 Assault

City of Gonvick Total: 2
12/22/24 22:20:44 Medical
12/23/24 11:14:53 Crimes Against Family

City of Shevlin Total: 2
12/26/24 06:43:15 Traffic Stop
12/27/24 05:17:10 Alarm

Copley Total: 19
12/22/24 06:11:21 Traffic Stop
12/22/24 14:37:06 Traffic Stop
12/22/24 15:53:23 Traffic Stop
12/22/24 17:23:28 Traffic Stop
12/22/24 17:28:16 Traffic Stop
12/23/24 12:37:15 THEFT
12/23/24 14:42:10 Civil Complaint
12/23/24 16:43:52 Traffic Stop
12/24/24 00:09:47 Medical
12/24/24 06:22:52 Motorist Assist
12/24/24 11:06:36 THEFT
12/24/24 15:40:27 Suspicious Activity
12/24/24 17:09:42 Traffic Stop
12/24/24 22:31:30 Information Only
12/25/24 05:28:54 Traffic Stop
12/25/24 20:26:31 Traffic Stop
12/26/24 08:04:04 Traffic Stop
12/28/24 12:28:36 Motorist Assist
12/28/24 23:01:01 Fire

Dudley Total: 2
12/22/24 19:33:50 Traffic Stop
12/23/24 15:06:29 Threats

Eddy Total: 3

12/22/24 19:09:17 Traffic Stop
12/27/24 20:24:23 Motorist Assist
12/23/24 17:48:19 Animal Related

Falk Total: 3
12/24/24 09:39:19 Vehicle Off Road
12/24/24 16:44:37 Welfare Check
12/26/24 14:09:26 Information Only

Holst Total: 2
12/25/24 11:09:15 Traffic Stop
12/27/24 23:51:52 Motor Vehicle Crash

LaPraire N Total: 3
12/22/24 02:35:09 911 Hang Up
12/23/24 02:16:22 911 Hang Up
12/27/24 20:57:11 Information Only

Leon Total: 7
12/22/24 01:44:03 Welfare Check
12/22/24 15:42:23 911 Hang Up
12/23/24 10:20:02 Traffic Stop
12/23/24 20:58:00 Traffic Stop
12/27/24 04:15:04 Suspicious

Activity
12/27/24 23:28:38 Welfare Check
12/27/24 23:58:16 Traffic Stop

Minerva Total: 9
12/22/24 12:17:05 Traffic Stop
12/22/24 14:50:51 Traffic Stop
12/24/24 18:23:15 Traffic Stop
12/25/24 16:25:34 Traffic Stop
12/25/24 16:33:19 Traffic Stop
12/25/24 16:46:08 Traffic Stop
12/25/24 17:26:37 Welfare Check
12/26/24 08:15:19 Traffic Stop
12/26/24 18:42:35 Traffic Stop

Nora Total: 14
12/22/24 10:32:14 Traffic Stop
12/22/24 10:40:10 Traffic Stop
12/22/24 10:51:01 Traffic Stop
12/22/24 22:18:27 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

Out of Jurisdiction Total: 2
12/23/24 09:51:11 Welfare

Check
12/24/24 06:35:14 Transport

Pine Lake Total: 3
12/27/24 18:58:43 Medical
12/28/24 14:22:50 Assist
Other Agency
12/28/24 18:03:26 Traffic Stop

Popple Total: 2
12/26/24 17:26:31 Traffic Stop
12/27/24 21:07:58 Traffic Stop

Rice Total: 4
12/22/24 11:41:01 Traffic Stop
12/23/24 13:54:36 Crimes Against Family
12/23/24 18:30:28 THEFT
12/24/24 18:39:41 Traffic Stop

Shevlin Total: 5
12/24/24 04:20:07 Information Only
12/24/24 06:41:09 Traffic Stop
12/24/24 06:50:06 Traffic Stop
12/26/24 18:00:06 Traffic Stop
12/28/24 00:12:05 Harassment

Winsor Total: 1
12/25/24 18:09:41 911 Hang Up

Total Records: 104