

Public & Legal Notices

are free to view on our website at farmersindependent.com

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 10, 2020

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$126,262.00

MORTGAGOR(S): Alisha F. Anderson, a single person

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc. MIN#: 100109835200500814

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Plaza Home Mortgage, Inc.

SERVICER: Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC

DATE AND PLACE OF FILING: Filed July 13, 2020, Clearwater County Recorder, as Document Number A176392

ASSIGNMENTS OF MORTGAGE: Assigned to: Nationstar Mortgage LLC

LEGAL DESCRIPTION OF PROPERTY: CLEARWATER COUNTY, MINNESOTA:

All that part of the Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4) of Section 21, Township 146, Range 37 West of the Fifth Principal Meridian, according to the government survey thereof,

described as follows, to-wit:

Commencing at the Northwest corner of said NW1/4 of NW1/4, Section 21, Township 146, Range 37, thence east to the eastern boundary line of Highway No. 92 as now laid out, the point of beginning; thence continuing East on the forty line, a distance of 260 feet; thence South 417 feet; thence West 260 feet; thence North 417 feet to the point of beginning.

PROPERTY ADDRESS: 30960 State 92, Bagley, MN 56621

P R O P E R T Y IDENTIFICATION NUMBER: 15.021.0700

COUNTY IN WHICH PROPERTY IS LOCATED: Clearwater

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$119,975.33

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: **September 29, 2026, 10:00AM**

PLACE OF SALE: Sheriff's Main Office, County Courthouse, 213 Main Avenue N., Bagley, MN 56621 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: 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 March 29, 2027**, or the next business day if March 29, 2027 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: July 24, 2026

Rocket Mortgage, LLC s/b/m to Nationstar Mortgage LLC

Assignee of Mortgagee LOGS Legal Group LLP

Tracy J. Halliday - 034610X

Attorneys for Mortgagee 1715 Yankee Doodle Road, Suite 210 Eagan, MN 55121 (952) 831-4060

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

Bagley City Council Report

By Allie Dalrymple

The Bagley City Council met on Wednesday, August 26, with all council members present except Aaron Kaiser. First the board approved the agenda, then moved on to Tammi Hagen and Kathryn Burke.

Hagen and Burke spoke about the Headwaters Regional Development Commission (HRDC) and the organization’s role in helping communities. The HRDC works on a variety of community needs including transportation, housing and home loans, first-time home-buyer programs, energy projects, and agricultural development. Hagen stated the HRDC is often behind the scenes, helping communities turn ideas into projects and helps find the funding needed to make those projects happen. Burke discussed a block grant opportunity through the Minnesota Department of Commerce. The grant would

support planning, energy audits, and other energy-related work in the community. The HRDC is currently working with the city on a comprehensive plan for Bagley. If the grant application is approved, HRDC would handle much of the planning work, including working with an energy auditor. The comprehensive planning process could help identify ways for the city to reduce energy costs and improve energy efficiency in its buildings and facilities. The council approved moving forward with the grant application.

The council then turned to the 2027 preliminary budget. Lyle Mathison stated that the board was just going through a rough draft and hopes to have a final one next meeting. With no further business to address, the meeting was adjourned. The next meeting will be held on Wednesday, September 9 at 5:30 pm.



Gas Prices

Average gasoline prices in Minnesota have fallen 13.1 cents per gallon in the last week, averaging \$4.00/g today, according to GasBuddy’s survey of 2,856 stations in Minnesota. Prices in Minnesota are 4.2 cents per gallon higher than a month ago and stand 96.3 cents per gallon higher than a year ago. The national average price of diesel has decreased 1.4 cents compared to a week ago and stands at \$5.570 per gallon.

According to GasBuddy price reports, the cheapest station in Minnesota was priced at \$3.44/g yesterday while the most expensive was \$4.85/g, a difference of \$1.41/g.

Historical gasoline prices in Minnesota and the national average going back five years:

August 31, 2025: \$3.04/g (U.S. Average: \$3.15/g)

August 31, 2024: \$3.16/g

(U.S. Average: \$3.31/g)

August 31, 2023: \$3.63/g (U.S. Average: \$3.79/g)

August 31, 2022: \$3.75/g (U.S. Average: \$3.81/g)

August 31, 2021: \$3.03/g (U.S. Average: \$3.17/g)

“Average gasoline prices fell in slightly more than half of states over the last week while diesel declined in roughly half, as oil prices moved lower and offered some modest relief at the pump,” said Patrick De Haan, head of petroleum analysis at GasBuddy. “Over the weekend, the Trump administration struck a major deal with Venezuela, a signal that the White House remains concerned about elevated fuel prices — though in reality, any benefits from increased Venezuelan output will take years to fully materialize and are unlikely to move the needle in the near term. The factors with the most immediate impact on where prices go from here remain the ongoing developments between the U.S. and Iran and continued Ukrainian attacks on Russian oil refineries, both of which continue to exert outsized influence on global fuel markets. Motorists should expect continued volatility in the weeks ahead.”

STATE OF MINNESOTA DISTRICT COURT COUNTY OF CLEARWATER NINTH JUDICIAL DISTRICT

Case Type: 14 – Other Civil Civil No. 15-CV-25-389

Border Bank, Plaintiff, v. Daniel Paul Johnson, Monica Belle Johnson, State of Minnesota, by and through, Minnesota Department of Revenue, Ingenuity RM, LLC, SWS Credit Services, Inc., Defendants.

NOTICE OF SHERIFF’S SALE UNDER JUDGMENT AND DECREE

NOTICE IS HEREBY GIVEN, that under and by virtue of a Judgment made and entered in the above entitled action on the 13th day of January, 2026, by the District Court of Clearwater County, Minnesota, Ninth Judicial District, a certified copy of which has been delivered to me directing the sale of the premises hereinafter described, to satisfy the amount found and adjudged due Plaintiff in the above entitled action from Defendants as prescribed in the Judgment, the undersigned Sheriff of Clearwater County will sell at public auction, to the highest bidder, for cash, on the 30th day of September, 2026 at

10:00 a.m., at the Clearwater County Sheriff’s Office, Clearwater County Courthouse, 213 Main Avenue North, Dept. 102, Bagley, MN 56621 , the premises and real estate, lying and being in the County of Clearwater, State of Minnesota, described in said Judgment, to wit:

W1/2 of SW1/4

Less the North 934 feet, AND

Less that part of the SW1/4 of SW1/4 lying South and West of County Highway 7, all in Section 34, Township 149, Range 38

Street address: 46260 County 7, Gonvick, MN 56644.

According to the plat thereof and on file and of record in the office of the County Recorder in and for said County,

/s/ Darin Halverson

DARIN HALVERSON

Sheriff of Clearwater County, Minnesota

Deputy

ABST LAW, P.C.

Michael L. Gust

Attorneys for Border Bank 4132 30th Avenue South, Suite 100 P.O. Box 10247 Fargo, ND 58106-0247 (701) 235-3300

STATE OF MINNESOTA COUNTY OF CLEARWATER IN NINTH JUDICIAL DISTRICT PROBATE DIVISION

Court File No.: 15-PR-26-288

In Re: Estate of Janice C. Murray, Decedent

NOTICE AND ORDER FOR HEARING ON PETITION FOR FORMAL ADJUDICATION OF INTERSTACY, DETERMINATION OF HEIRS, FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS

It is Ordered and Notice is given that on

09/16/2026 at 1:00 pm, a hearing will be held in this Court at Clearwater County Courthouse, 213 Main Ave., Bagley, Minnesota, on a petition for the adjudication of intestacy and determination of Decedent’s heirs, and for the appointment of Lawrence Murray, whose address is 1115 7th Avenue N., St. Cloud, MN 56303, as Personal Representative of the Estate of the Decedent in an unsupervised administration.

Any objections to the petition must be raised at the hearing or filed with the Court prior to the hearing. If the petition is

proper and no objections are filed or raised, the personal representative will be appointed with the full power to administer the Decedent’s estate, including the power to collect all assets; to pay all legal debts, claims, taxes, and expenses; to sell real and personal prop-erty; and to do all necessary acts for the Decedent’s estate.

Notice is further given that, subject to Minn. Stat. § 524.3-801, all creditors having claims against the Decedent’s estate are re-quired to present the claims to the personal representative or to the Court within four (4) months after the date of this notice or the claims will be barred.

BY THE COURT

Dated: 6/12/2026

Kathryn Lorschbach

Judge of District Court

Dated: 08/13/2026

Carissa Scholz

Court Administrator

Carla Nelson, Deputy

THOMASON, SWANSON & ZAHN, PLLC

Roger A. Zahn, MN# 0119659

120 N. Main Ave., PO Box 87

Park Rapids, MN 56470

Telephone: (218) 732-7236

Facsimile: (218) 732-5664

e-mail: rogerzahn@tszlaw.com

ATTORNEY FOR PETITIONER

ABSENTEE BALLOTS

Absentee Ballots are available starting September 18, 2026, for those who cannot vote on Election Day, in the County Auditor-Treasurer’s Office during normal office hours of Monday through Friday 8:00 a.m. to 4:30 p.m. Other hours for absentee voting include Saturday, October 24th from 9:00 a.m. to 3:00 p.m., Tuesday, October 27th until 7:00 p.m., Saturday, October 31st from 9:00 a.m. to 3:00 p.m., Sunday, November 1st from 9:00 a.m. to 3:00 p.m. and Monday, November 2nd until 5:00 p.m. in the Auditor-Treasurer’s Office in the Courthouse. Section 208 of the Voting Rights Act of 1965 reads: Any voter who requires assistance to vote by reason of blindness, disability, or inability to read or write may be given assistance by a person of the voter’s choice, other than the voter’s employer or agent of that employer or officer or agent of the voter’s union. All election judges in Clearwater County have been trained in the procedures to properly assist all handicapped or disabled voters. All eligible voters are encouraged to vote either absentee or on Election Day and ask assistance of the election judges. Any questions, please call the Auditor-Treasurer’s Office at 218-694-6520.

NOTICE OF GREENWOOD TOWNSHIP

The Greenwood Town Board will meet at the town hall on September 16, 2026, at 7:00 p.m.

Sheila Horn, Clerk

Public Notices are always free to view on our website



Farmersindependent.com

‘Bemidjī 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.

Call **855-277-9787** for your free ride: Clearwater CVSO has our schedules with names and numbers.

PSA

Don’t forget to renew your subscription

We send postcard reminders before your subscription expires.

We don’t want you to miss any of the news!

Feel free to send information to us, including activities that are happening. You think something should be in the paper, send it in! We would love to see it!!

editor@farmersindependent.com

Clearbrook Senior Center Menu

September 7 - 11

Monday: Labor Day Closed

Tuesday: Porcupine meatball, baked potato, garden salad and ice cream

Wednesday: Pork roast, mashed potatoes with gravy, steamed broccoli and caramel cake

Thursday: Shepherd’s pie, biscuit, creamy fruit salad and cookie

Friday: Cook’s choice

- Reservations by 9 am the day of 218-776-3154
- Low fat milk, margarine and Bread included with meals.
- Meals are subject to change.

Bagley Senior Center Menu

September 7 - 11

Monday: Labor Day Closed

Tuesday: Meatloaf, baked potato, cucumber garden salad and Rice Crispy Bar

Wednesday: Pork roast, mashed potatoes with gravy, steamed broccoli and cake

Thursday: Shepherd’s pie, biscuit, creamy fruit salad and cookie

Friday: Cook’s choice

- Low fat milk, margarine and bread included with meals.
- Meals are subject to change.
- Reservations by 10 am
- Meals Served at 11:30 am

Call Kay 9:30-1:00
Mon-Fri 218-694-6873

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

RIDER ALERT
Clearwater County Service on T.H.E. Bus

*** Countywide:**
7:30 am - 4:30 pm - Mon - Fri
10 am - 4 pm - 2nd, 4th - Sat

*** Bemidji:**
2nd, 4th - Friday
Ride reservations to Bemidji must be scheduled by 3 pm the day prior to the trip.

800-201-3432

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

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

Senior Transportation Service

Clearwater County residents who are 60 & over. Rides are scheduled Monday-Friday. 48-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.

Veterans

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