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Real Estate Services

ND FARM LAND Values surge upward Are you selling or renting?
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Wanted to Buy: Real Estate

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Apartments for Rent

NEW HORIZONS Fairmount, ND Rent \$420, Security Dep. \$420 1 Bedroom Available Private Entrance All Utilities Paid
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Call Prairie Homes
Management 701-356-9501.
Professionally Managed by

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Prairie Homes Management

Southside Villa/ Rainbow Court Wahpeton, ND

Utilities paid except phone/cable Non-Smoking

Call Shannon 701-642-4103 TTY 1-800-366-6888 宜

PUBLIC NOTICE

OFFERING OF LAND FOR LEASE

ON BIDS

North Dakota Department of Transportation

The North Dakota Department of Transportation (NDDOT) offers to lease the following tract of land in Richland County for grazing and agricultural purposes:

Tract 1, being the south 1,564.2 feet of the SW1/4 of Sec. 27, Twp. 130 N., Rge. 50 W., 5th P.M., except the southeasterly 20.085 acres; and

Tract 2, being the SE1/4 of Sec. 28, Twp.

Tract 2, being the SE1/4 of Sec. 28, Twp. 130N., Rge. 50 W., 5th P.M., containing 160 acres.

The lease term will be for one year, with tenant having the option to renew at the same terms for up to four additional years. Lease will be for cash rent, to be paid by the tenant on an annual basis with first years' rent due upon execution of the lease. Thereafter, the annual lease of the lease. Thereafter, the annual lease payment will be due at the start of each successive year tenant exercises his or her option to renew. The state has the option of canceling the lease upon 30 days' notice prior to the annual renewal date. Tenant shall not commit or permit waste upon the property. Tenant will not be allowed to assign, sublet, or after the property without the prior written consent of the

erty without the prior written consent of the

Tenant agrees to maintain any fencing on the property and to control noxious

At any time during the term of the lease, NDDOT or its assigns shall retain the right to enter the leased tract for the purpose of

to enter the leased tract for the purpose of surveying, prospecting for, and/or removing subsurface sand and gravel.

The tenant will be required to have commercial general liability insurance in the amount of \$500,000 per person and \$2,000,000 per occurrence. Tenant may substitute farm liability insurance ranter's exherting the substitute farm liability insurance ranter's insurance, or homeowner's insurance in the amount of at least \$500,000. If an automobile will be used, tenant must secure automobile liability insurance with a min automobile liability insurance with a mini-mum limit of liability of at least \$500,000. The state of North Dakota, its agencies, officers, and employees (State) shall be endorsed as an additional insured on the above policies. A certificate of liability insurance will be required.

Interested parties are invited to submit a bid for the leasing of this land. Bidders are advised that the property is being offered for lease as-is. All bidders should inspect ror lease as-is. All bluders should inspect the property, inform themselves of existing conditions, and be familiar with the terms of the lease before bidding. Only mail-in bids, postmarked on or be-fore December 20, 2024 will be accepted.

To obtain a bid package, visit our website at www.dot.nd.gov. To place a bid,
1. Complete the bid sheet

Complete the bid sheet provided in the bid package, following the directions provided on the bid sheet. State the total amount of the rent you are bidding per year, and provide bidder's full name, e-mail and mailing addresses, and telephone number on the bid sheet. Then,

Place the completed bid sheet, along with a certified check made payable to NDDOT for the full amount of your bid (one year's rent), in an enve-lope plainly marked in the lower left-hand corner with "DO NOT OPEN -- BID FOR STATE LAND - RICHLAND COUNTY On the back of the enve-

lope, legibly print bidder's name, mailing address, and the telephone number bidder can be contacted at the time of bid

Mail the bid to Maintenance Mail the bid to Maintenance
Division, c/o Joe Snustad, North Dakota
Department of Transportation, 608 East
Boulevard Avenue, Bismarck, ND 58505.
NDDOT's Maintenance Division will conduct the bid opening at 12:00PM (CST).

Wednaddy Levura, 2005 by the tables. Wednesday, January 8, 2025 by telephone conference call. Each bidder will be contacted at the phone number provided or the back of their bid envelope. the back of their bid envelope. Bids will then be opened and announced, and the three highest bidders will be afforded the opportunity to orally raise their bids. ND-DOT reserves the right to reject any or all bids, to waive technicalities, or to accept with highest part of the such bids as may be in the interest of the

High bidder's check will be retained High bloder's check will be retained pending award of a lease contract, the final decision to be made by the Director Final decision is anticipated within approximately one week. With award of contract, the successful bidder will have until January 11, 2025 to submit a contribed these for ary 31, 2025 to submit a certified check for any balance owed on first year's rent. no award is made, bidder's check will be returned. Possession of the property, upon award and final payment, will be February

Checks from unsuccessful bidders will checks from unsuccessful bruders with be returned by mail to the address each bidder specified on his or her bid sheet. The information contained in this ad-

vertisement may be revised prior to the auction upon further review by the North Dakota Department of Transportation Dakota Department of Transportation.

Any such revisions will be announced at the auction and will be binding upon the bidders. Please visit our website at www. dot.nd.gov for more information and any late developments regarding this event.

The NDDOT will consider every request for reasonable accomproadation to rowide.

for reasonable accommodation to provide · an accessible facility or other accommodation for people with disabilities

language interpretation for people with limited English proficiency (LEP), and
 translations of written material nec-essary to access NDDOT programs and

Appropriate provisions will be considered when the Department is notified at least 10 days prior to the Bid Opening date.

For more information, contact Joe Snus tad, Maintenance Division, NDDOT, 608 tad, Maintenance Division, NDDOT, both East Boulevard Avenue, Bismarck, ND, 58505 (701-328-2613) or Brad Darr, Main-tenance Division (701-328-4443). Legal No. WDN000879 – Published Sat-urday, November 30, Saturday, December 7 and Saturday, December 14, 2024

Apartments for Rent

PRAIRIE VIEW APARTMENTS Hankinson, ND 1 & 2 Bedrooms Available All Utilities Paid. Income Based. No Steps/Onsite Laundry

No steps/orbite Laundry. \$100 rental incentive. Non Smoking Call Jaime @ 701-899-0682 or 701-356-9501 Professionally Managed by Prairie Homes Management TTY: 1-800-366-6888 EHO

> West Birch Apartments Wyndmere, ND 2 Bedroom

Income based units All utilities paid, king, W/D hook up in unit non-smoking, W/D hook up in Call Mark 701-640-8431 or Prairie Homes Management 701-356-9501 Professionally Managed by Prairie Homes Management TTY: 1-800-366-6888 EHO

> PRAIRIE VIEW APARTMENTS Hankinson, ND 1 Bedroom - \$440 (with 9mo. Or 1 year lease) All Utilities Paid.

Homes For Sale

Call Jaime @ 701-899-0682

321 S Dahl Ave, Rosholt SD On 28,000 sq ft. Residential Ranch. 3 BR/2 BA upstairs, 2593 sq ft. 1 BR/1.5 BA downstairs. 2 car garage attached &/ 2 car garage detached. In-ground pool, patio & deck, fireplace. Sold furnished as-is with right to inspect. Any interested party, please contact KassHomeRosholt@icloud.com

Wanted To Buy

WANTED: ALL 1970S MOTORCYCLES Running or not. Titled or not. Will pick up. Cash in exchange. Sell now before prices fall. Call Dan at 612-720-2142 (MNA)

PUBLIC NOTICE

Section 324. In compliance with federal law, the Richland County Local Emergency Planning Committee (LEPC), gives notice that the Richland County Emergency Operations Plan, which includes the Emer Operations Plan, which includes the Emergency and Hazardous Chemical Inventory (Tier II) Reports and Material Safety Data Sheets (MSDS's), has been received and reviewed by the Richland County LEPC. These documents, along with the hazardous materials response plan for Richland County, are available for public inspection at the Richland County Courthouse – Emergency Manager's Office behouse – Emergency Manager's Office be-tween the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday.
Approved November 5 th , 2024 by the Richland County LEPC.
Legal No. WDN000912 – Published Saturday, December 14, 2024

PUBLIC NOTICE

SUMMARY OF COMMISSIONER PRO-SUMMARY OF COMMISSIONER PRO-CEEDINGS - November 26th, 2024 Summary minutes of the Wilkin Coun-ty Board of Commissioners held at the Courthouse, Breckenridge, Minnesota, on November 26th, 2024, Commission Green absent. Commission Braton, joined via telephone from Texas Regular Meeting called to order at 9:00

Pledge of Allegiance.
 Approval of the Agenda with additions.

3. Approval of the Consent Agenda. 3-0

4. Approval of Per Diems. 3-0 Health and Human Services Month-Report. 6. Approval of the Donation of 7. Approval of the Donation of 6 Turkevs.

3-U
8. Approval of the Salvation Army donation of gift cards.
3-0
9. Discussion on Data Security Training.
10. Discussion on Proposed PH Nurse Approval of hiring a PH Nurse with

more flexibility 3-0 12 County Administrator Report

12. County Administrator Report
13. Motion to authorize Tarah Yaggie,
County Auditor-Treasurer and Anthony
Harris, County Sheriff, as signers on the
Wilkin County jail bank account. 3-0
14. Approval of the Personal Service
Agreement with Ashley Wiertzema. 3-0 15. Approval of the purchase of 5 new alker radar units for the Sheriff's Department. 3-0

16. Committee Reports/Discussion Meeting adjourned at 10:13 A.M.
A full and complete copy of the county
oard minutes are available on the county website or in person at the Wilkin County Administration Office, 505 8th St S, Breck enridge, MN 56520.

Exhibit A Warrants and Bills Per Minn Stat 375.12 the number of claims totaling \$2,000.00 or less were 75, amounting to \$43,308.60.

Vendor Name

Advanced Correctional Healthcare, Inc. 7,137,41 Blazer Express 2,047.11 Brian's Repair

2.446.39 Bureau of Criminal Apprehension 2,160.00 CDW Government 33,061.72 Counties Providing Technology 14,039.00 Conzemius Oil Company. 4.828.08 CW Valley Co-Op .334.89 Farmers Union Oil Of Southern

Servics-Dept Of Admin Fleet Ser 8,884.78 G&R Controls 2,498.41 Jawaski Glass and Repair Inc. 2.112.85 rstate Engineering, Inc 3 195 34 assiz Regional Library

L & O Acres Transport, Inc 2,145.00 Liberty Tire Services, Llc 4,705.34 Machine Design, Inc. 6.195.75 arshall Law Office

8,400.00 Napa Central MN 2,022.87 Northland Fire Protection 3.837.70 Pemberton Law, PLLP Namsey County 3,018.00 RDO Equi

RDO Equipment Co. 14,663.74 Summerville Electric, Inc 3,652.85 Summit Food Service, LLC 12.059.50 odd's Welding Shop, Inc

True North Steel 6,145.56 Tritech Software Systems 54,730.63 Wahpeton Glass & Paint Co 8.037.50 West Central Regional Juvenile WEX BANK

796.91 Legal No. WDN000903 – Published Saturday, December 14, 2024

Medical Equipment/Supplies

VIAGRA and CIALIS USERS! 50 Pills SPECIAL \$99.00! 100% guaranteed. CALL NOW! 1-866-481-0920 (NorthSCAN)

Miscellaneous

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GET DISH SATELLITE TV + INTERNET!
Free install, free HD-DVR upgrade, 80,000 on-demand movies plus limited time up to \$600 in gift cards. Call today! 855-562-4309 (MNA)

INTURED IN AN ACCIDENT? Don't Accept the insurance company's first offer. Many injured parties are entitled to cash settlements in the \$1000's. Get a free evaluation to see what your case is really worth. 100% Free Evaluation. Call Now: 701-505-8373 (NorthSCAN)

SAFE STEP North Americas #1 Walk-In Tub. Comprehensive lifetime warranty. Top-of-the-line installation and service. Now featuring our FREE shower package and \$1,600 off for a limited time! Call today! Financing available. Call Safe Step 833-966-3882 (MNA)

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Gretsch, Epiphone, Guild, Mosrite,
Rickenbacker, Prairie State,
D'Angelico, Stromberg. And Gibson Mandolins / Banjos. 1-844-592-3691 (NorthSCAN)

PUBLIC NOTICE

IN DISTRICT COURT, COUNTY OF RICHLAND, STATE OF NORTH DAKOTA Cass County Joint Water Resource District, a North Dakota Political Subdivision.

Plaintiff,

vs.
Jeffrey J. Thoreson, as Trustee of the
Jeffrey J. Thoreson Irrevocable Trust under agreement dated February 3, 2016;
Andrew J. Thoreson, as Trustee of the under agreement dated February 3, 2016; James C. Thoreson and Caroline P. Thoreson, and all other persons unknown claiming an estate or interest in or lien or encumbrance upon the real property described in the Complaint, whether as heirs, legates devisees personal representalegatees, devisees, personal representa-tives, creditors or otherwise, Defendants.

Civ. No. 39-2024-CV-00012

SUMMONS
THE STATE OF NORTH DAKOTA TO
THEABOVE-NAMED DEFENDANTS:
1. You are hereby summoned and required to appear and defend against the
Complaint in this action, which is herewith served upon you, by serving upon the unserved upon you, by serving upon the undersigned an answer or other proper response within twenty-one (21) days after
the service of this Summons upon you,
exclusive of the day of service. If you do
not serve an Answer in this action on or
before twenty-one (21) days after service
of this Summons upon you, default judgment could be entered against you. The ment could be entered against you. The Complaint in this action seeks a remedy of eminent domain whereby the Plaintiff Cass County Joint Water Resource District, a North Dakota Political Subdivision, will acquire a flowage easement over, across, and through real property located in the County of Richland and the State of North Dakota, described as follows:

Tract 2-1 (Zone 2)

That part of the North Half of the Southwest Quarter of Section 12, Township 136 North, Range 49 West of the Fifth Principal Meridian, Richland County, North Dakota described as follows

Commencing at the northwest corner of said Southwest Quarter; thence North 88*19'26" East, along the northerly line of said Southwest Quarter, for a distance of 2308.10 feet to the true point of beginning; thence South 30°13'26" East for ce of 257.00 feet; thence South a distance of 257.00 feet; thence South 481'4105' West for a distance of 86.00 feet; thence South 78'18'31" East for a distance of 243.00 feet; thence South 42'48'39' East for a distance of 55.00 feet; thence South 03'13'53' East for a State of 155.00 feet; thence South 03'13'53' East for a State of 155.00 feet; thence South 03'13'53' East for a State of 155.00 feet; distance of 105.00 feet; thence South 26°14'42" East for a distance of 48.00 feet to a point of intersection with easterly line of said Southwest Quarter: thence North of said Southwest Quarter; mence Norm of said Southwest Quarter, for a distance of 438.64 feet; thence North 48*33*42* West for a distance of 60.00 feet; thence South 84*38*55* West for a distance of 99.00 feet; thence North 42*43*40* West for a distance of 72.00 feet to a point of the distance of 72.00 feet to a point of for a distance of 72.00 feet to a point of intersection with the northerly line of said Southwest Quarter: thence South 88°19'26" West, along the northerly line of said Southwest Quarter, for a distance of 148.00 feet to the true point of beginning. Said tract contains 1.854 acres, more or less.

Tract 3-1A (Zone 3):
That part of the North Half of the Southwest Quarter of Section 12, Township 136 North, Range 49 West of the Fifth Principal

Meridian, Richland County, North Dakota escribed as follows Commencing at the northwest corner of said Southwest Quarter; thence North 88*19'26" East, along the northerly line of said Southwest Quarter, for a distance of 2308.10 feet to the true point of be-ginning; thence South 30°13'26" East for ce of 257.00 feet; thence South 48°14'05" West for a distance of 86.00 feet thence South 78°18'31" East for a distance of 243.00 feet; thence South 42'48'39" East for a distance of 55.00 feet; thence South 03'13'53" East for a distance of 55.00 feet; thence South 03'13'53" East for a distance of 55.00 feet; distance of 105.00 feet; thence South 26°14'42" East for a distance of 48.00 feet to a point of intersection with easterly line of said Southwest Quarter; thence South 03°34'34" East, along the easterly line of said Southwest Quarter, for a distance of said Southwest Quality, 101 a distance of 44.00 feet; thence North 27'44'36" West for a distance of 53.00 feet; thence North 12'14'25" West for a distance of 163.00 feet; thence North 83°17'15" West for a distance of 227.00 feet; thence North 53°24'06" West for a distance of 100.00 feet; thence North 01°08'26" West for distance of 37.00 feet: thence North 74°52'05" East for a distance of 66.00 feet thence North 01*10*50" West for a distance of 79.00 feet; thence North 37*56*19" West for a distance of 170.00 feet to a point of intersection with the northerly line of said Southwest Quarter; thence North 88°19'26" East, along the northerly line of said Southwest Quarter, for a distance of 37.70 feet to the true point of beginning Said tract contains 0.560 acres, more

Tract 3-1B (Zone 3):
That part of the North Half of the Southwest Quarter of Section 12, Township 136
North, Range 49 West of the Fifth Principal Meridian, Richland County, North Dakota described as follows:

described as follows:
Commencing at the northwest corner of said Southwest Quarter; thence North 88'19'26" East, along the northerly line of said Southwest Quarter, for a distance of 2456.10 feet to the true point of beginning; thence continue North 88'19'26" East, along the northerly line of said Southwest Quarter, for a distance of 145.86 feet; thence South 49'03'18" East for a distance

WE BUY 8,000 CARS A WEEK Sell your old, busted or junk car with no hoops, haggles or headaches. Sell your car to Peddle. Easy three step process. Instant offer. Free pickup. Fast payment. Call 855/397-1673 (MNA)

Miscellaneous

BOOST INFINITE! Unlimited talk, text and data for just \$25/mo! The power of 3 5G networks, one low price! Call today and get the latest iPhone every year on us! 855-849-6621 (MNA)

PAYING TOP CA\$H FOR MEN'S SPORT WATCHES! Rolex, Breitling, Omega, Patek Philippe, Heuer, Daytona, GMT, Submariner and Speedmaster Call 1-877-548-8415 (NorthSCAN)

HAVE a News Release or other information that needs to reach all ND newspapers? ND Newspaper Association can help! One call does it all. 701-223-6397. (NorthSCAN)

Daily News CLASSIFIED EARLY DEADLINE

There will be an early deadline for any legals or ads to be published in the Wed., Dec, 25 and Jan. 1

Classified section. Please submit legals to Column or ads to classifieds@ wahpetondailynews.com

Fridays prior.

of 57.57 feet to a point of intersection with the easterly line of said Southwest Quar-ter; thence South 03°34'34" East, along the easterly line of said Southwest Quar-

ter, for a distance of 50.00 feet; thence

North 48'33'42" West for a distance of 60.00 feet; thence South 84'38'55" West for a distance of 99.00 feet; thence North 42'43'40" West for a distance of 72.00 feet to the true point of beginning.

Said tract contains 0.193 acres, more

That part of the North Half of the South

That part of the North Half of the South-west Quarter of Section 12, Township 136 North, Range 49 West of the Fifth Principal Meridian, Richland County, North Dakota, described as follows: Commencing at the northwest corner of said Southwest Quarter; thence North 88*19*26* East, along the northerly line of said Southwest Quarter, for a distance

of 2643.04 feet to the northeast corner of said Southwest Quarter; thence South

of said Southwest Quarter; thence South 33'34'34" East, along the easterly line of said Southwest Quarter, for a distance of 682.86 feet to the true point of beginning; thence continue South 03'34'34" East, along the easterly line of said Southwest Quarter, for a distance of 53.00 feet; thence North 46'45'18" West for a distance of 11.00 feet; thence North 46'45'18" West for a distance of 11.00 feet; thence North 04'57'20" West

of 10.00 feet; thence North 04°57'20" West

for a distance of 34.00 feet; thence North

29°36'06" Fast for a distance of 14 00 feet

to true point of beginning.
Said tract contains 0.007 acres, more

That part of the North Half of the So

west Quarter of Section 12, Township 136

North, Range 49 West of the Fifth Principal

Meridian, Richland County, North Dakota

described as follows:

Commencing at the northwest corner
of said Southwest Quarter; thence North
88'19'26" East, along the northerly line
of said Southwest Quarter, for a distance
of 2643.04 feet to the northeast corner
said Southwest Quarter; thence South
33'3'4'34" East along the easterly line of

03°34'34" East, along the easterly line of

said Southwest Quarter, for a distance

of 666.86 feet to the true point of begin

of obs.86 feet to the rule point of begin-ning; thence South 88'22'43" West for a distance of 159.00 feet; thence South 03'52'12" East for a distance of 85.00 feet; thence South 76'15'15" East for a distance of 166.00 feet to a point of intersection with

the easterly line of said Southwest Quarter; thence North 03°34'34" West, along

the easterly line of said Southwest Quar

ter, for a distance of 60.00 feet; thence

ter, for a distance of 60.00 feet; thence North 46'45'18" West for a distance of 10.00 feet; thence North 04'57'20" West for a distance of 34.00 feet; thence North 29'36'06" East for a distance of 14.00 feet to a point of intersection with the easterly line of said Southwest Quarter; thence North 03'34'34" West, along the easterly line of said Southwest Quarter for a distance of 14.00 feet to 25 feet 15 feet 15

line of said Southwest Quarter, for a dis

tance of 16.00 feet to the true point of

beginning.
Said tract contains 0.382 acres, more

Tract 2-1 (Zone 2):
That part of the North Half of the South-

east Quarter of Section 12. Township 136

North, Range 49 West of the Fifth Principal Meridian, Richland County, North Dakota

described as follows:
Commencing at the northeast corner
of said Southeast Quarter; thence South
88"19"26" West, along the northerly limit
of said Southeast Quarter, for a distance
of 1804.00 feet to the true point of be-

ginning; thence South 01°38'53" East for a distance of 69.00 feet; thence South

10°46'04" West for a distance of 123.00 feet; thence North 88°56'43" West for

a distance of 119.00 feet: thence South

42°03'36" West for a distance of 81.00 feet; thence South 03°53'49" West for a distance of 145.00 feet; thence South

18°20'23" West for a distance of 307.00 feet; thence North 12°46'51" West for a distance of 270.00 feet; thence North

47°22'38" West for a distance of 62.00

feet; thence North 80°13'22" West for a

feet; thence North 80"13"22" West for a distance of 156.00 feet; thence South 61"14"40" West for a distance of 94.00 feet; thence South 21"01"14" West for a distance of 104.00 feet; thence South 7"46"53" East for a distance of 280.00 feet; thence South 09"50"54" East for a distance of 98.00 feet; thence South 43"05"38" West for a distance of 78.00 feet; thence South 09"50"54" East for a distance of 98.00 feet; thence South 93"05"38" West for a distance of 78.00

43°05'36" West for a distance of 78.00 feet; thence North 49°31'52" West for

reet; thence North 49'3152 West for a distance of 240.00 feet to a point of intersection with the westerly line of said Southeast Quarter; thence North 03"34'34" West, along the westerly line of said Southeast Quarter, for a distance of 646.00 feet, thence Suth 40"410" East

646.00 feet; thence South 49°19'39" East for a distance of 144.00 feet; thence North

85°41'01" East for a distance of 98.00 feet:

thence North 78°19'41" East for a distance

thence North 78° 1941 East for a distance of 200.00 feet; thence North 23°34"38" West for a distance of 145.00 feet; thence South 87°31'54" East for a distance of 214.00 feet; thence North 66°40'51" East for a distance of 75.00 feet to a point of interception with the porthady line of

intersection with the northerly line of said Southeast Quarter; thence North

88°19'26" East, along the northerly line of said Southeast Quarter, for a distance of

Said tract contains 7.371 acres, more

or less.

<u>Tract 3-1A (Zone 3):</u>

That part of the North Half of the Southeast Quarter of Section 12, Township 136 North, Range 49 West of the Fifth Principal Meridian, Richland County, North Dakota,

described as follows

226.00 feet to the true point of beginning

described as follows

Tract 3-2 (Zone 3):

described as follows

Tract 2-2 (Zone 2):

by 1 p.m. on

Transportation Wanted

GET A BREAK ON YOUR TAXES! Donate your car, truck, or SUV to assist the blind and visually impaired. Arrange a swift, no-cost vehicle pickup and secure a generous tax credit for 2025. Call Heritage for the Blind Today at 844-220-9501 today! (MNA)

PUBLIC NOTICE

NOTICE OF DEFAULT AND INTENT TO CANCEL
CONTRACT FOR DEED PURSUANT
TO N.D.C.C. CH. 32-18

TO: NORMA LINDA RENDON, 205 2 ND STREET SOUTH, FAIRMOUNT, NORTH DAKOTA 58030.

PLEASE TAKE NOTICE that Jerry and Sandra Meide herein provide notice of default and intent to cancel the November 1, 2021, Contract for Deed between Jerry and Sandra Meide and Norma Linda Rendon for the following described real estate located in Richland County, North Dakota, to-wil:

The North Eighty-six (86) feet of Lot The North Eighty-six (86) feet of Lot Seven (7) in Block Thirty-nine (39) of the Re-surveyed Portion of the Original Town-site of the City of Fairmount, Richland County, North Dakota, with a physical ad-dress of 202 – 2 nd St S, Fairmount, ND

The "Property." See Exhibit A

2. The outstanding principal balance owed is \$36.443.53. Interest has accrued through October 14, 2024, in the amount of \$2,599.97, resulting in total balance due of \$39,043.50. Interest continues to accrue at the rate of four percent (4%) per

annum.

3. PLEASE TAKE FURTHER NOTICE (6) months from the date of service of this Notice, whether served personally or this Notice, whether served personally of through publication, to cure the default. If said default is not cured in accordance with N.D.C.C. § 32-18-04, the Contract for Deed shall terminate as of six (6) months from the date of service of this Notice.

/s/ Jerry Meide Jerry Meide, Co-Owner of Property

/s/ Sandra Meide_ Sandra Meide, Co-Owner of Property Legal No. WDN000888 – Published Sat-urday, November 30, Saturday, December 7 and Saturday, December 14, 2024

Help Wanted

YOU CAN PLACE a 25-word classified ad like this one in every North Dakota newspaper for only \$160. Its easy. Contact this newspaper for details. (NorthSCAN)

PUBLIC NOTICE

Amy M. Clark (#06770) SMITH & STREGE LTD. 321 Dakota Avenue, P.O. Box 38 Wahpeton, North Dakota 58074 Telephone: (701) 642-2668 Fax: (701) 642-4729 email: amyclark@smithstrege.com Attorney for Personal Representative Court File No. 39-2024-PR-00063

IN THE MATTER OF THE ESTATE OF JAMES ALLAN MAROHL A/K/A JAMES A. MAROHL A/K/A JAMES MAROHL A/K/A JIM MAROHL, DECEASED

NOTICE TO CREDITORS

1. NOTICE IS HEREBY GIVEN that the undersigned has been appointed Personal Representative of the above estate. All persons having claims against the said decedent are required to present their claims within three months after the their claims within three months after the date of the first publication of this notice or within three months after the mailing of this Notice to the creditor to whom a copy of this "Notice to Creditors" is mailed and if a claim is not so presented, then said claim will be forever barred. Claims must either the presented in Deck Lenge Me. either be presented to Derek James Marohl, Personal Representative of the estate, at 1413 E. Lake Geneva Road NE, Alexandria, Minnesota 56308, or filed with the Richland County District Court, at 418 - 2nd Avenue North, Wahpeton, North Dakota 58075.

2. Dated this 21st day of November,

/s/ Derek James Marohl
Derek James Marohl, Personal Repre-

Amy M. Clark Smith & Strege Ltd. 321 Dakota Avenue, P.O. Box 38 Wahpeton, North Dakota 58074 701-642-2668 Attorney for Estate of James Allan Marohl, Deceased

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described as follows:
Commencing at the northeast corner of said Southeast Quarter; thence South of said Southeast Quarter; thence South 33°12'19" East, along the easterly line of said Southeast Quarter, for a distance of 340.00 feet to the true point of beginning; thence South 50°59'44" West for a distance of 66.00 feet; thence South 85°57'04" West for a distance of 67.00 feet; thence North 60°23'30" West for a distance of 81.00 feet; thence North 12°07'01" West for a distance of 57.00 feet; thence South 82°14'31" West for a distance of 91.00 feet; thence South 13°16'04" East for a distance of 100.00 feet; thence South 43°05'53" East for a distance of 88.00 feet; thence South 54°57'39" East for a distance of 146.00 feet; thence South 54°57'39" East for a distance of 146.00 feet; thence South 54°57'39" East for a distance of 146.00 feet; thence South 107°54'23" West for a distance of 142.00 feet; thence South 16°08'24" West for a distance of 142.00 feet; thence South 16°08'24" West 142.00 feet; thence South 16°08'24" West for a distance of 90 00 feet: thence North for a distance of 90.00 feet; thence North 87°44'47" East for a distance of 42.00 feet; thence North 49°35'43". East for a distance of 98.00 feet; thence North 88°38'32" East for a distance of 94.00 feet; thence South 27'42'51" East for a distance of 139.00 feet; thence South 23°42'25" West for a distance of 154.00 feet; thence South 77'25'01" East for a distance of 143.00 feet to a point of intersection with the east-part line of said Southeast Quarter; thence erly line of said Southeast Quarter: thence North 03°12'19" West, along the easterly line of said Southeast Quarter, for a distance of 780.00 feet to the true point of

Said tract contains 3.532 acres, more or less. Tract 3-3 (Zone 3):
That part of the North Half of the South-

east Quarter of Section 12, Township 136 North, Range 49 West of the Fifth Principal Meridian, Richland County, North Dakota, described as follows:

Commencing at the northeast

of said Southeast Quarter; thence South 03°12'19" East, along the easterly line of said Southeast Quarter, for a distance of 340.00 feet to the true point of begin of 340.00 feet to the true point of begin-ing; thence South 50°59'44" West for a distance of 66.00 feet; thence South 85°57'04" West for a distance of 135.00 feet; thence North 60°23'30" West for a distance of 81.00 feet; thence North 12°07'01" West for a distance of 57.00 feet; thence South 82°14'31" West for a distance of 91.00 feet; thence South a distance of 91.00 feet; thence South 13°16'04" East for a distance of 100.00 feet; thence South 43°05'53" East for a distance of 88.00 feet; thence South 03°19'20" East for a distance of 91.00 feet; thence South 54°57'39" East for a distance of 146.00 feet; thence South 07°54'23" West for a distance of 88.00 feet; thence South 58°49'59" West for a distance of 142.00 feet; thence South 16°08'24" West for a distance of 90.00 feet: thence North 87°44'47" East for a distance of 42.00 feet: thence North 49°35'43" East for a distance thence North 49" 35.43" East for a distance of 98.00 feet; thence North 88" 38" 22" East for a distance of 94.00 feet; thence South 27" 42" 51" East for a distance of 139.00 feet; thence South 23" 42" 25" West for a distance of 154.00 feet; thence South 23" 42" 25" West for a distance of 154.00 feet; thence South 77°25'01" East for a distance of 143.00 feet to a point of intersection with the easterly line of said Southeast Quarter: thence erly line of said Southeast Quarter; thence South 03°21'21'8" East, along the easterly line of said Southeast Quarter, for a distance of 45.00 feet; thence North 72°44'17" West for a distance of 195.00 feet; thence North 08°43'54" East for a distance of 235.00 feet; thence South 87°10'32" West for a distance of 60.00 feet; thence South 48°27'42" West for a distance of 60.00 feet; thence South 48°27'42" West for a distance of 60.00 feet; thence North 87°40'42" West for a distance of 60.00 feet; thence North 98°40'42" West for a dista 200.00 feet: thence North 26°49'48" West 200.00 feet; thence North 26*49'48' West for a distance of 95.00 feet; thence North 01°15'33" West for a distance of 130.00 feet; thence North 66*59'17" East for a distance of 190.00 feet; thence North 02*26'31" West for a distance of 55.00 feet; thence North 46*35'23" West for a distance of 155.00 feet; thence North 32*27'33" West for a distance of 85.00 feet; thence North 93*27'133" West for a distance of 85.00 03°27'33" West for a distance of 85.00 feet; thence North 52°24'48" West for a distance of 150.00 feet; thence North a distance of 150.00 feet; thence Norm 13*52'53" East for a distance of 185.00 feet; thence South 70*33'04" East for a distance of 170.00 feet; thence South 00*25'46" East for a distance of 80.00 feet; thence South 87*20'55" East for a distance of 470.00 feet; thence South 88*20'55" East for a distance of 70.00 feet; thence South 09°18'59" East for a distance of 40.00 feet; thence North 85°39'22" East for a distance of 90.00 feet; thence North 08°28'16" East for a distance East for a distance of 30.00 feet thence North 87°43'32' East for a distance of 30.00 feet to a point of intersection with the easterly line of said Southeast Quarter; thence South 03°12'19" East, along the easterly line of said Southeast Quarter, for a distance of 95.00 feet to the true point of beginning.

or less.

Tract 3-4 (Zone 3):
The North 120.00 feet of the East 55.00 feet of the North Half of the Southeast Quarter of Section 12. Township 136 North, Range 49 West of the Fifth Principal Meridian, Richland County, North Dakota. Said tract contains 0.152 acres, more

Said tract contains 2.144 acres, more

Dated: February 7, 2024

/s Rob A. Stefonowicz Rob A. Stefonowicz Attorney for Plaintiff ND ID #05740 Larkin Hoffman Daly Lindgro 8300 Norman Center Drive, Suite

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described as follows:
Commencing at the northeast corner
of said Southeast Quarter; thence South
88*19'26" West, along the northerly line of
said Southeast Quarter, for a distance of
1804.00 feet to the true point of beginning;
thence South 01*36'55" East for a distance
of 69.00 feet; thence South 10*46'04" or less.

<u>Tract 2-3 (Zone 2):</u>

That part of the North Half of the Southeast Quarter of Section 12, Township 136

North, Range 49 West of the Fifth Principal

Meridian, Richland County, North Dakota,

Said tract contains 0.419 acres, more

West for a distance of 123.00 feet; thence North 88°56'43" West for a distance of 119.00 feet; thence South 42°03'36" West for a distance of 81.00 feet; thence South 03°53'49" West for a distance of 145.00 feet; thence South 18°20'23" West for a distance of 307.00 feet; thence North a distance of 307.00 feet; thence North 12°46'51" West for a distance of 270.00 feet; thence North 47°22'38" West for a distance of 62.00 feet; thence North 80°13'22" West for a distance of 156.00 feet; thence South 61°14'40" West for a distance of 94.00 feet; thence South 21°01'14" West for a distance of 104.00 feet; thence South 17°46'53" East for a distance of 280.00 feet; thence South 99°50'54" East for a distance of 98.00 get; thence South 99°50'54" East for a distance of 98.00 get; thence South 99°50'54" East for a distance of 98.00 distance of 280.00 feet; thence South 09°50'54" East for a distance of 98.00 feet; thence South 43°05'36" West for a distance of 78.00 feet; thence North 49°31'52" West for a distance of 240.00 feet to a point of intersection with the westerly line of said Southeast Quarter; thence South 03°34'34" East, along the westerly line of said Southeast Quarter. westerly line of said Southeast Quarter, for a distance of 60.00 feet; thence South for a distance of 60.00 feet; thence South 18*56'12" East for a distance of 145.00 feet; thence South 87*32'28" East for a distance of 155.00 feet; thence North 46*08'14" East for a distance of 85.00 feet; thence North 01*37'16" West for a distance of 125.00 feet; thence North 20'52'42" West for a distance of 250.00 feet; thence North 17*32'44" East for a distance of 150.00 feet; thence North 16*25'42" East for a distance of 150.00 feet; thence North 16*25'41" East for a distance of 150.00 feet; thence North distance of 150.00 feet; thence North 88°33'10" East for a distance of 185.00 feet; thence South 16°00'11" East for a distance of 450.00 feet; thence North 13°05'56" East for a distance of 615.00 feet; thence North 80°12'32" East for a distance of 615.00 distance of 160.00 feet; thence North 03°47'08" East for a distance of 230.00 feet to a point of intersection with the northerly line of said Southeast Quarter thence South 88°19'26" West, along the northerly line of said Southeast Quarter, for a distance of 30.00 feet to the true point

of beginning.
Said tract contains 2.121 acres, more

Tract 3-1B (Zone 3): That part of the North Half of the Southeast Quarter of Section 12. Township 136

North, Range 49 West of the Fifth Principa Meridian, Richland County, North Dakota Meridian, Richland County, North Dakota, described as follows:

Commencing at the northeast corner of said Southeast Quarter, thence South 88:19'26" West, along the northerly line of said Southeast Quarter, for a distance of 2030.00 feet to the true point of beginning these certifies. South tance of 2030.00 feet to the true point of beginning; thence continue South 88'19'26' West, along the northerly line of said Southeast Quarter, for a distance of 315.00 feet; thence South 03'46'20'' East for a distance of 140.00 feet; thence South 89°24'58'' West for a distance of 235.00 feet; thence North 43°47'11'' West for a distance of 130'00 feet to a point of the said o for a distance of 130.00 feet to a point of intersection with the westerly line of said Southeast Quarter: thence said Soutneast Quarter; thence South 03"34"34" East for a distance of 50.00 feet; thence South 49"19"39" East for a distance of 144.00 feet; thence North 85"41"01" East for a distance of 98.00 feet; thence North 78"19"41" East for a distance of 200.00 feet; thence North 23"41"38" of 200.00 feet; thence North 23°34"38" West for a distance of 145.00 feet; thence South 87°31'54" East for a distance of 214.00 feet; thence North 66°40'51" East for a distance of 75.00 feet to the true point

of beginning.
Said tract contains 0.605 acres, more

<u>Tract 2-2 (Zone 2):</u>
That part of the North Half of the South east Quarter of Section 12, Township 136 North, Range 49 West of the Fifth Principal Meridian, Richland County, North Dakota,

described as follows: Commencing at the northeast corner of said Southeast Quarter; thence South 88'19'26" West, along the northerly line of said Southeast Quarter, for a distance of 1310.00 feet; thence South 07°19'03" East for a distance of 50.00 feet; thence North 53°46'32" West for a distance of 81.00 feet to a point of intersection with the northerly line of said Southeast Quarter: thence North 88°19'26" East, along the north-erly line of said Southeast Quarter, for a distance of 59.00 feet to the true point of

beginning.
Said tract contains 0.034 acres, more Tract 3-2 (Zone 3):

That part of the North Half of the South east Quarter of Section 12, Township 136

east Quarter of Section 12, Iownship 136 North, Range 49 West of the Fifth Principal Meridian, Richland County, North Dakota, described as follows:

Commencing at the northeast corner of said Southeast Quarter; thence South 88*19'26" West, along the northerly line of said Southeast Quarter, for a distance of 1310 Of feet: thence South 07*210'03" of 1310.00 feet; thence South 07°19'03' East for a distance of 50.00 feet; thence East for a distance of 50.00 feet; thence North 53°46'32" West for a distance of 81.00 feet to a point of intersection with the northerly line of said Southeast Quarter; thence South 88'19'26" West, along the northerly line of said Southeast Quarter, for a distance of 30.00 feet; thence South 82'19'26". Feet for a distance of 30.00 feet; 02°13'43" East for a distance of 35.00 feet; thence South 53°15'32" East for a distance of 190.00 feet; thence North 90°00'00' East for a distance of 60.00 feet; thence North 01°26'35" West for a distance of 76.00 feet; thence North 50°37'10" Wes for a distance of 120.00 feet to a poin of intersection with the northerly line o said Southeast Quarter; thence 88*19'26" West, along the northerly line of said Southeast Quarter, for a distance of 30.00 feet to the true point of beginning.