

PUBLIC NOTICE

IN THE DISTRICT COURT OF CASS COUNTY, STATE OF NORTH DAKOTA

In the Matter of the Estate of Ernest E. Iverson, Deceased.

Probate No. 09-2025-PR-00171

**NOTICE TO CREDITORS**

**NOTICE IS HEREBY GIVEN** that the undersigned has been appointed as the personal representative of the above estate. All persons having claims against the said deceased are required to present their claims within three (3) months after the date of the first publication of this Notice or said claims will be forever barred. Claims must be presented to Steven D. Iverson, 1591 146th Avenue NE, Hatton, ND 58240, the personal representative of the estate, or filed with the Court.

Dated this 29th day of May, 2025.

Steven D. Iverson

1591 146th Avenue NE

Hatton, ND 58240

Personal Representative of the Estate of Ernest E. Iverson

Daniel L. Hull

ABST Law

4132 30th Avenue SW, Suite 100

P.O. Box 10247

Fargo, ND 58106-0247

d Hull@abstlaw.net

Attorney for Personal Representative

(Jun. 5 & 12 & 19, 2025)

PUBLIC NOTICE

IN DISTRICT COURT, EAST CENTRAL JUDICIAL DISTRICT, STATE OF NORTH DAKOTA, COUNTY OF CASS

Collective, LLC, Plaintiff,

V.

Leajia Janae Anderson, Defendant.

Civil No. 09-2025-CV-02444

PUBLIC NOTICE

**SUMMONS**

STATE OF NORTH DAKOTA TO THE ABOVE-NAMED DEFENDANT:

[¶1] YOU ARE HEREBY SUMMONED and required to appear and defend against the Complaint in this action, which is hereby served upon you, by serving upon the undersigned an answer or other proper response within twenty-one (21) days after the service of this Summons and Complaint upon you, exclusive of the day of service.

[¶2] If you fail to do so, Judgment by Default will be taken against you for the relief demanded in the Complaint.

Dated this 8th day of May, 2025.

/s/ Shaun D. McNamara

Shaun D. McNamara (ND #09063)

ABST Law

4132 30th Avenue South, Suite 100

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(701) 235-3300

smcnamara@abstlaw.net

Attorneys for Plaintiff

(Jun. 12 & 19 & 26, 2025)

STATE OF NORTH DAKOTA IN DISTRICT COURT

COUNTY OF CASSEAST CENTRAL JUDICIAL DISTRICT

Kermide Lafortune , Plaintiff, v. Joseph Anthony Colon, Defendant

Case No. 09-2025-DM-00544

**SUMMONS**

THE STATE OF NORTH DAKOTA TO JOSEPH ANTHONY COLON:

[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 undersigned an answer or other proper response within twenty-one (21) days after the service of this Summons and Complaint upon you, exclusive of the day of service. A copy of the Complaint is served upon you with this Summons.

[2] If you fail to do so, judgment by default will be taken against you for the relief demanded in the Com-

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plaint.

**NOTICE OF TEMPORARY RESTRAINING PROVISIONS**

[3] Under Rule 8.4 of the North Dakota Rules of Court, upon service of this Summons, you, and your spouse, are bound by the following restraints:

a. Except for temporary periods, neither party may remove any of their minor children from North Dakota without the written consent of the other party or order of the court.

**[4] If a party violates any of these provisions, that party may be in contempt of court.**

Dated this 19th day of May, 2025.

**DWYER LAW OFFICE, PLLC**

/s/ Alexa M. Lecomte Alexa M. Lecomte (ND #08863 )

5302 51 st Ave S Suite D

Fargo, ND 58104

Phone: (701) 235-2040

alexa@dwyerlawnd.com

Attorney for Plaintiff

(Jun. 19 & 26; Jul. 3, 2025)

IN DISTRICT COURT, COUNTY OF CASS, STATE OF NORTH DAKOTA

Cass County Joint Water Resource District, a North Dakota Political Subdivision, Plaintiff,

vs.

Scott A. Colehour, as Trustee of the Sherry A. Colehour Revocable Living Trust U/A dated May 2, 2016; Kathleen DeYoung; Claudia Quinnild-Souba, as Trustee of the Claudia Quinnild-Souba Revocable Living Trust dated January 30, 2019; Jeffrey Quinn Erickson; Jaye Lyne Erickson; State of North Dakota by and through the State Tax Commissioner; 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, legatees, devisees, personal representatives, creditors or otherwise, Defendants.

Civ. No. 09-2024-CV-04029

**SUMMONS**

THE STATE OF NORTH DAKOTA TO THE ABOVE-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 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 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 Cass and the State of North Dakota, described as follows:

QIN 20333 (Zone 3)

The Northwest Quarter of the Northwest Quarter of Section 34, Township 137 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, excepting therefrom Lot 1, Block 1, BYWOOD ACRES SUBDIVISION, according to the recorded plat thereof, on file and of record in the office of the Recorder, said County.

Said tract contains 34.4 acres, more or less.

QIN 8360 (Zone 3)

Lot 1, Block 1, BYWOOD ACRES SUBDIVISION, according to the recorded plat thereof, on file and of record in the office of the Recorder, Cass County, North Dakota.

EXCEPT

That part of said Lot 1, described as follows:

Commencing at the southeast corner of said Lot 1; thence South 87 degrees 17 minutes 14 seconds West on a record bearing along the south line of said Lot 1 for a distance of 368.37 feet; thence North 02 degrees 42 minutes 46 seconds West for a distance of 41.41 feet to the point of beginning; thence North 88 degrees 44 minutes 13 seconds East for a distance of 75.00 feet; thence North 50 degrees 38 minutes 00 seconds East for a distance of 148.00 feet; thence North 00 degrees 37 minutes 56 seconds West for a distance of 60.00 feet; thence North 46 degrees 05 minutes 08 seconds West for a distance of 50.00 feet; thence South 68 degrees 21 minutes 03 seconds West for a distance of 165.00 feet; thence South 00 degrees 18 minutes 24 seconds East for a distance of 50.00 feet; thence South 45 degrees 23 minutes 21 seconds East for a distance of 35.00 feet; thence South 24 degrees 08 minutes 43 seconds West for a distance of 60.00 feet to the point of beginning.

Said tract contains 5.0 acres, more or less

**AND**

QIN 867 (Zone 3)

That part of the East Half the Northwest Quarter of Section 34, Township 137 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, described as follows:

Commencing at a found iron monument which designates the northwest corner of the Northwest Quarter said Section 34; thence North 87 degrees 14 minutes 49 seconds East on an assumed bearing along the north line of said Northwest Quarter for a distance of 1319.66 feet to the northwest corner of said East Half of the Northwest Quarter, the point of beginning; thence South 01 degree 19 minutes 18 seconds East along the west line of said East Half of the Northwest Quarter for a distance of 1897.00 feet; thence South 87 degrees 51 minutes 27 seconds East for a distance of 566.00 feet; thence North 88 degrees 47 minutes 52 seconds East for a distance of 620.00 feet; thence North 20 degrees 08 minutes 04 seconds West for a distance of 70.00 feet; thence North 75 degrees 21 minutes 09 seconds East for a distance of 57.00 feet; thence North 28 degrees 33 minutes 40 seconds West for a distance of 82.00 feet; thence North 02 degrees 10 minutes 33 seconds West for a distance of 100.00 feet; thence North 86 degrees 51 minutes 26 seconds East for a distance of 95.00 feet; thence North 26 degrees 16 minutes 15 seconds West for a distance of 190.00 feet; thence North 02 degrees 18 minutes 54 seconds West for a distance of 220.00 feet; thence North 50 degrees 22 minutes 04 seconds West for a distance of 90.00 feet; thence South 44 degrees 15 minutes 26 seconds West for a distance of 270.00 feet; thence North 01 degree 36 minutes 16 seconds West for a distance of 160.00 feet; thence North 79 degrees 29 minutes 54 seconds West for a distance of 115.00 feet; thence North 01 degree 42 minutes 45 seconds West for a distance of 255.00 feet; thence South 89 degrees 51 minutes 02 seconds East for a distance of 35.00 feet; thence South 38 degrees 30 minutes 39 seconds East for a distance of 260.00 feet; thence North 89 degrees 06 minutes 37 seconds East for a distance of 100.00 feet; thence North 00 degrees 26 minutes 49 seconds West for a distance of 100.00 feet; thence North 24 degrees 57 minutes 41 seconds West for a distance of 110.00 feet; thence North 03 degrees 01 minute 55 seconds West for a distance of 130.00 feet; thence North 88 degrees 30 minutes 24 seconds East for a distance of 170.00 feet; thence South 07 degrees 37 minutes 10 seconds East for a distance of 405.00 feet; thence South 48 degrees 49 minutes 36 seconds East for a distance of 60.00 feet to the east line of said

Northwest Quarter; thence North 01 degree 16 minutes 47 seconds West along said east line for a distance of 1330.00 feet to the northeast corner of said Northwest Quarter; thence South 87 degrees 14 minutes 49 seconds West along the north line of said Northwest Quarter for a distance of 1319.66 feet to the point of beginning.

Said tract contains 54.14 acres, more or less.

QIN 2031 (Zone 3)

That part of the Northeast Quarter of Section 34, Township 137 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, described as follows:

Beginning at a found iron monument which designates the northeast corner of said Northeast Quarter; thence South 87 degrees 14 minutes 27 seconds West on an assumed bearing along the north line of said Northeast Quarter for a distance of 1979.31 feet to the northeast corner of the West Half of the West Half of said Northeast Quarter; thence South 01 degree 15 minutes 30 seconds East along the east line of said West Half of the West Half of the Northeast Quarter for a distance of 1957.18 feet; thence North 89 degrees 26 minutes 13 seconds East for a distance of 638.00 feet; thence South 88 degrees 02 minutes 08 seconds East for a distance of 945.00 feet; thence North 87 degrees 18 minutes 28 seconds East for a distance of 395.00 feet to the east line of said Northeast Quarter; thence North 01 degree 11 minutes 41 seconds West along said east line for a distance of 2060.00 feet to the point of beginning.

Said tract contains 91.33 acres, more or less.

QIN 2032 (Zone 3)

That part of the West Half of the West Half of the Northeast Quarter of Section 34, Township 137 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, described as follows:

Commencing at a found iron monument which designates the northeast corner of the Northeast Quarter of said Section 34; thence South 87 degrees 14 minutes 27 seconds West on an assumed bearing along the north line of said Northwest Quarter for a distance of 1979.31 feet to the northeast corner of said West Half of the West Half of the Northeast Quarter, the point of beginning; thence South 01 degree 15 minutes 30 seconds East along the east line of said West Half of the West Half of the Northeast Quarter for a distance of 1957.18 feet; thence North 88 degrees 05 minutes 56 seconds West for a distance of 291.00 feet; thence North 41 degrees 57 minutes 22 seconds West for a distance of 47.00 feet; thence North 68 degrees 51 minutes 51 seconds East for a distance of 155.00 feet; thence South 87 degrees 40 minutes 31 seconds West for a distance of 230.00 feet; thence North 35 degrees 03 minutes 13 seconds West for a distance of 55.00 feet; thence North 01 degree 33 minutes 21 seconds West for a distance of 55.00 feet; thence North 88 degrees 01 minute 53 seconds East for a distance of 225.00 feet; thence North 47 degrees 39 minutes 29 seconds East for a distance of 85.00 feet; thence North 02 degrees 00 minutes 25 seconds West for a distance of 60.00 feet; thence North 89 degrees 36 minutes 01 second West for a distance of 95.00 feet; thence North 07 degrees 58 minutes 48 seconds West for a distance of 200.00 feet; thence South 89 degrees 20 minutes 25 seconds West for a distance of 130.00 feet; thence South 13 degrees 25 minutes 11 seconds West for a distance of 210.00 feet; thence South 89 degrees 35 minutes 51 seconds West for a distance of 85.00 feet; thence North 10 degrees 17 minutes 12 seconds West for a distance of 215.00 feet; thence North 86 degrees 40 minutes 47 seconds West for a distance of 91.00 feet to the west line

of said Northeast Quarter; thence North 01 degree 16 minutes 47 seconds West along said west line for a distance of 1400.00 feet to the northwest corner of said Northeast Quarter; thence North 87 degrees 14 minutes 27 seconds East along the north line of said Northeast Quarter for a distance of 659.77 feet to the point of beginning.

Said tract contains 25.36 acres, more or less.

**AND**

QIN 866 (Zone 1)

That part of the North Half of the Northeast Quarter of Section 33, Township 137 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, described as follows:

Beginning at a found iron monument which designates the northwest corner of said North Half of the Northeast Quarter; thence South 01 degree 10 minutes 48 seconds East on an assumed bearing along the west line of said North Half of the Northeast Quarter for a distance of 1146.47 feet; thence North 88 degrees 49 minutes 12 seconds East for a distance of 42.00 feet; thence North 38 degrees 28 minutes 04 seconds East for a distance of 70.00 feet; thence North 28 degrees 48 minutes 09 seconds East for a distance of 125.00 feet; thence South 87 degrees 14 minutes 41 seconds East for a distance of 50.00 feet; thence North 58 degrees 11 minutes 17 seconds East for a distance of 50.00 feet; thence North 30 degrees 36 minutes 53 seconds East for a distance of 117.00 feet; thence North 47 degrees 48 minutes 49 seconds East for a distance of 53.00 feet; thence North 06 degrees 07 minutes 34 seconds West for a distance of 82.00 feet; thence North 47 degrees 27 minutes 55 seconds East for a distance of 71.00 feet; thence North 23 degrees 24 minutes 47 seconds East for a distance of 106.00 feet; thence North 25 degrees 50 minutes 16 seconds West for a distance of 95.00 feet; thence North 08 degrees 43 minutes 13 seconds West for a distance of 72.00 feet; thence North 56 degrees 38 minutes 33 seconds East for a distance of 110.00 feet; thence North 27 degrees 52 minutes 16 seconds West for a distance of 35.00 feet; thence North 61 degrees 47 minutes 59 seconds East for a distance of 44.00 feet; thence North 21 degrees 34 minutes 53 seconds West for a distance of 182.00 feet; thence South 80 degrees 15 minutes 51 seconds West for a distance of 104.00 feet; thence North 63 degrees 48 minutes 41 seconds East for a distance of 169.00 feet; thence North 57 degrees 13 minutes 30 seconds East for a distance of 239.21 feet to the north line of said North Half of the Northeast Quarter; thence South 87 degrees 27 minutes 46 seconds West along said north line for a distance of 692.34 feet to the point of beginning.

Said tract contains 9.85 acres, more or less.

QIN 866 (Zone 3)

That part of the North Half of the Northeast Quarter of Section 33, Township 137 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, described as follows:

Beginning at a found iron monument which designates the northeast corner of said Section 33; thence South 87 degrees 27 minutes 46 seconds West on an assumed bearing along the north line of the Northeast Quarter of said Section 33 for a distance of 1600.00 feet; thence South 52 degrees 37 minutes 08 seconds West for a distance of 140.00 feet; thence South 37 degrees 23 minutes 33 seconds West for a distance of 72.00 feet; thence South 26 degrees 02 minutes 51 second East for a distance of 250.00 feet; thence South 72 degrees 05 minutes 04 seconds East for a distance of 105.00 feet; thence South 83 degrees 40 minutes 22 seconds East for a distance of 125.00 feet; thence South 34 de-

grees 15 minutes 24 seconds East for a distance of 75.00 feet; thence North 88 degrees 02 minutes 39 seconds East for a distance of 285.00 feet; thence South 10 degrees 02 minutes 07 seconds East for a distance of 610.00 feet; thence South 37 degrees 38 minutes 55 seconds West for a distance of 300.00 feet to the south line of said North Half of the Northeast Quarter; thence North 87 degrees 26 minutes 22 seconds East along said south line for a distance of 1202.00 feet to the southeast corner of said North Half of the Northeast Quarter; thence North 01 degree 21 minutes 49 seconds West along the east line of said Northeast Quarter for a distance of 1320.85 feet to the point of beginning.

Said tract contains 38.91 acres, more or less.

QIN 2035 (Zone 3)

That part of the Southwest Quarter of the Northwest Quarter of Section 34, Township 137 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, described as follows:

Commencing at a found iron monument which designates the northwest corner of the Northwest Quarter of said Section 34; thence South 01 degree 21 minutes 49 seconds East on an assumed bearing along the west line of said Northwest Quarter for a distance of 1320.85 feet to the northwest corner of said Southwest Quarter of the Northwest Quarter, the point of beginning; thence North 87 degrees 17 minutes 12 seconds East along the north line of said Southwest Quarter of the Northwest Quarter for a distance of 1318.67 feet to the northeast corner of said Southwest Quarter of the Northwest Quarter; thence South 01 degree 19 minutes 18 seconds East along the east line of said Southwest Quarter of the Northwest Quarter for a distance of 575.22 feet; thence South 68 degrees 34 minutes 09 seconds West for a distance of 1110.00 feet; thence South 71 degrees 32 minutes 15 seconds West for a distance of 288.00 feet to the west line of said Northwest Quarter; thence North 01 degree 21 minutes 49 seconds West along said west line for a distance of 955.70 feet; thence North 88 degrees 55 minutes 01 second East for a distance of 45.00 feet; thence South 43 degrees 26 minutes 54 seconds East for a distance of 110.00 feet; thence South 63 degrees 24 minutes 01 second East for a distance of 85.00 feet; thence South 88 degrees 05 minutes 54 seconds East for a distance of 60.00 feet; thence North 34 degrees 26 minutes 26 seconds East for a distance of 165.00 feet; thence South 88 degrees 53 minutes 52 seconds West for a distance of 95.00 feet; thence North 83 degrees 00 minutes 36 seconds West for a distance of 113.00 feet; thence North 60 degrees 15 minutes 51 seconds West for a distance of 47.00 feet; thence South 55 degrees 22 minutes 29 seconds West for a distance of 66.00 feet; thence South 89 degrees 05 minutes 43 seconds West for a distance of 48.00 feet to the west line of said Northwest Quarter; thence North 01 degree 21 minutes 49 seconds West along said west line for a distance of 40.00 feet to the point of beginning.

Said tract contains 23.47 acres, more or less.

Dated: December 6, 2024.

/s/ Rob A. Stefanowicz

Rob A. Stefanowicz

Attorney for Plaintiff

ND ID #05740

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(Jun. 5 & 12 & 19, 2025)

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