#### **PUBLIC NOTICE**

IN THE STATE OF NORTH DAKO-TA, COUNTY OF CASS IN THE DISTRICT COURT, EAST CENTRAL JUDICIAL DISTRICT Wilmington Savings Fund Society, FSB, not individually but solely as Trustee for RPMLT 2014-1 Trust, Series 2014-1,

Peter J. Limvere a/k/a Peter Jaan Limvere and U.S. Bank National As-sociation, as successor by merger to U.S. Bank National Association ND. a national banking association and Mortgage Electronic Registration Systems, Inc., and any person in Defendants.

#### NOTICE OF REAL ESTATE SALE

CIVIL NUMBER: 09-2024-CV-02257

1. Judgment in the amount of \$177,984.82, having been entered in favor of Plaintiff and against Defendants, which Judgment was filed with the Clerk of Courts of Cass County, North Dakota, on May 13, 2025, for the foreclosure of a real sectate mortage. estate mortgage.

2. Notice is hereby given pursuant to

said Judgment that the real property described as: described as:

Lot Ten (10), in Block Four (4), of
Woodbury Park Addition to the City,
situate in the County of Cass and the
State of North Dakota.

MORE CORRECTLY DESCRIBED

Lot Ten (10), in Block Four (4), of Woodbury Park Addition, a replat of Lexus First Addition to the City of Fargo, situate in the County of Cass and the State of North Dakota, together with an undivided interest in the common elements declared ap-

Real Property address: 3590 Wood-bury Park Drive, Fargo, ND 58103

The above real property is the subject of the Mortgage dated February 17, 2004, which Mortgagors, Peter J. Limvere, executed and delivered to U.S. Bank National Association ND. and recorded in the office of the Clerk and Recorder of Cass County, North Dakota, on February 24, 2004, Instrument Number 1094063, which is subject to the entered Judgment. Said Mortgage was assigned to Plaintiff, its successors or assigns, June 28, 2023, Instrument Number ASSTM 1692123.

June order to realize the amount of

3. In order to realize the amount of \$177,984.82, as of May 13, 2025, plus interest accruing thereafter plus interest accruing thereafter on said amount as awarded by the court, together with the costs and expenses of sale, will be sold sub-ject to redemption as provided by law as one parcel of land at public auction, subject to the lien for unpaid real estate taxes and assessments of Cass County, North Dakota, and easements and restrictions of record, to the highest bidder for cash
under the direction of the Sheriff of
Cass County, North Dakota, at the
main entrance of the Cass County
Courthouse located at 211 South 9th
Street Farron, North Dakota 58103 Street, Fargo, North Dakota 58103, on August 20, 2025 ("Sale Date"), at 10:00 AM.

4. If the sale is set aside for reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mort-

gagee's attorney. DATED this 10th day of July, 2025. SHERIFF OF CASS COUNTY

### PUBLIC NOTICE

By: Greg Dawkins Sheriff / Deputy Sheriff of Cass

Halliday, Watkins & Mann, P.C. By /s/ Tyler S. Wirick Tyler S. Wirick
Attorneys for Plaintiff 376 East 400 South, Suite 300 Salt Lake City, UT 84111 Tel: 801-355-2886 Email: tylerw@hwmlawfirm.com (Jul. 17 & 24 & 31, 2025)

IN DISTRICT COURT, CASS COUNTY, NORTH DAKOTA Civil No. 09-2024-CV-04934 NOTICE OF EXECUTION SALE

The Industrial Commission of North Dakota, acting as the North Dakota Housing Finance Agency,

Eric Semmens; Sheila Semmens, deceased; all persons unknown, claiming any estate or interest in, or lien or encumbrance upon, the real estate described in the complaint; and United States of America acting through the Secretary of Housing and Urban Development;

NOTICE IS HEREBY GIVEN, that

by virtue of a judgment and decree of foreclosure rendered and given in the District Court in and for the County of Cass, North Dakota, East Central Judicial District, entered and docketed in the Office of the Clerk of said Court on May 5, 2025, in an of said Court off May 5, 2025, in an action wherein The Industrial Commission of North Dakota, acting as the North Dakota Housing Finance Agency was Plaintiff and Eric Semmens; Sheila Semmens, deceased; all persons unknown, claiming any estate or interest in or lien or enestate or interest in, or lien or en-cumbrance upon, the real estate described in the complaint; and United States of America acting through the Secretary of Housing and Urban Development; were the Defendants; on which day it was adjudged that there was due and owing the Plaintiff from the Defendants Eric Semmens and Sheila Semmens together with costs and disbursements of said ac-tion, the sum of \$129,578.52, and by virtue of a Special Execution issued to me by the Clerk of said Court, will sell the real property described in said judgment and hereafter de-scribed to the highest bidder for cash at public auction at the front door of the Courthouse in the City of Fargo, County of Cass, North Dakota, on August 27, 2025, at the hour of 10:00 a.m. of that day to satisfy the amount due with accrued costs and interest at the date of sale, or so much thereof as the proceeds of said sale applicable thereto will satisfy.

2. The premises to be sold as afore

said are situated in the County of Cass, State of North Dakota, and are more particularly described as

Lots Four, Five and Six, in Block Three, of the Original Townsite to the City of Arthur, situate in the County of Cass and the State of North Dakota. (Street Address: 10 3rd Avenue, Arthur, ND 58006)

Dated at Fargo, North Dakota, this 11th day of July, 2025. Jesse Jahner Sheriff of Cass County, ND By: Sgt. Greg Dawkins

Sarah A. Aaberg (ND ID #08393) Special Assistant Attorney General for The Industrial Commission of North Dakota, acting as the North Dakota Housing Finance Agency Attorney for Plaintiff

#### PUBLIC NOTICE

Fargo, North Dakota 58103 701.235.8000 sarah@okeeffeattorneys.com (Jul. 17 & 24 & 31, 2025)

Notice of Self Storage Sale Please Notice of Self Storage Sale Please take notice Greenwater Storage - College St Fargo location intends to hold an auction of storage units in default of payment. The sale will occur as an online auction via Estatesales.org ending on August 8th at 5pm. Unless stated otherwise, the description of the contents are household goods and furnishings. Gale Bruce is defaulting tenant. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply.

(Jul. 24 & 31, 2025)

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

Abigayl Elaine Alexis Bills

NOTICE OF INTENDED APPLICA-

TION TO CHANGE NAME

COMES NOW, Abigayl Elaine Alexis Bills, by and through her attorney, Mark R. Hellerud, 211 4th Ave. W., Ada, MN 56510, and respectfully gives notice as follows: 1.That Abigayl Elaine Alexis Bills is a resident of Fargo, Cass County, North Dakota and she hereby gives notice of her intent to change her name from Abigayl Elaine Alexis Bills to Abigayl Elaine Alexis Horis

to Abigayl Elaine Alexis Kuck. 2.That Abigayl Elaine Alexis Bills expects to petition the District Court of Cass County, North Dakota for a change of such name at the expiration of thick, done from the data.

ration of thirty days from the date

3.That Abigayl Elaine Alexis Bills seeks the legal name change because she is going though a dissolution of her marriage that is taking time and she is due to give birth to a child. Since her spouse is not the biological father, she would like her name changed prior to the baby being born and not in order to defraud creditors or for other purposes in violation of law or public policy.
Dated the 17th day of July 2025.

/s/ Mark R. Hellerud /s/ Mark n. nelieruu Attorney for Petitioner 211 4th Ave. W. Ada, MN 56510 (218) 784-7316 ND I.D. # 03983

Colleen Sveum, Personal Representative IN THE DISTRICT COURT OF CASS COUNTY, STATE OF NORTH DAKOTA In the Matter of the Estate of Charles Edward Foley, Deceased. NOTICE TO CREDITORS NOTICE IS HEREBY GIVEN that the under signed has been appointed Personal Representative of the above estate. All persons having claims against the deceased are required to present their claims within three months after the date of the first publication or mailing of this notice or the claims will be forever barred. Claims must be mailed to Colleen Sveum, 815 Duke Dr., #136, Grand Forks, ND 58/201. Dated this 21st day of July, 2025. Colleen Sveum, Personal (Jul. 24 & 31; Aug. 7, 2025)

Crystal R. Pound (09646) JD Legal Planning PLLC 902 28th Street S, Suite 2

# PUBLIC NOTICE

Fax: 701-364-9596 Email: cpound@jdlegalplanning.com Attorney for Personal Representa-

Court File No. 09-2025-PR-00178
IN THE DISTRICT COURT OF
CASS COUNTY, STATE OF
NORTH DAKOTA

In the Matter of the Estate of Patricia M. Satrom, a/k/a Patricia Satrom, NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN that the undersigned has been appointed personal representative of the above estate. All persons having claims against the said deceased are required to present their claims within throat (2) persons before the detailed. within three (3) months after the date within three (3) months after the date of the first publication or mailing of this notice or said claims will be forever barred. Claims must either be presented to Eric M. Satrom, at 4623 Amberglow Place, Bismarck, North Dakota 58503, as personal representative of the estate, or filed with the Court Dated this 21st day of July, 2025.

/s/ Eric M. Satrom Eric M. Satrom, Personal Represen-

(Jul. 24 & 31; Aug. 7, 2025)

Probate No. 09-2025-PR-00190 IN THE DISTRICT COURT OF CASS COUNTY, STATE OF NORTH DAKOTA In the Matter of the Estate of CHANE

In the Matter of the Estate of CHANE
T. HEGEL, Deceased.
NOTICE TO CREDITORS
NOTICE IS HEREBY GIVEN that
the undersigned has been appointed personal representative of the above estate. All persons having claims against the deceased are required to present their claims within three (3) months after the date of the first publication or mailing of this notice or the claims will be forever barred. Claims must either be presented

# **PUBLIC NOTICE**

to Sanstead Law Office, PLLC, PO Box 2596, Bismarck, ND 58502, or Dwight Hegel, 1538 Eastwood

Bismarck, ND 58503, as Personal Representative of the Estate, or filed with the Court. Dated this 18th day of July 2025.

/s/Dwight Hegel Personal Representative (Jul. 24 & 31; Aug. 7, 2025)

Court File No: 09-2025-PR-00076 IN THE DISTRICT COURT OF

CASS COUNTY, STATE OF NORTH DAKOTA

In the Matter of the Estate of Cheryl Ann Meyer a.k.a. Cheryl Meyer Jensen, 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 deceased are required to present their claims within three (3) months after the date of the first publication or mailing of this er Otto-Heley, 1830 10th Street West, West Fargo, North Dakota 58078, as personal representative of the estate, or filed with the Court. Dated this 21st day of July, 2025.

/s/ Heather Otto-Heley Heather Otto-Heley, Personal Representative 1830 10th Street West, West Fargo, North Dakota 58078 (Jul. 24 & 31; Aug. 7, 2025)

STATE OF NORTH DAKOTA COUN-TY OF CASS
IN DISTRICT COURT EAST CENTRAL JUDICAL DISTRICT **PUBLIC NOTICE** 

State of North Dakota by

Workforce Safety & Insurance, Plaintiff Margaret Githua,

SUMMONS ) Claim No. 2023100793 THE STATE OF NORTH DAKOTA TO THE ABOVE-NAMED DEFEN-

 You are hereby summoned and required to appear and defend against the attached Complaint which is herewith served upon you, by serving upon the Plaintiff an answer within twenty-one (21) days after the service of this Summons upon you, exclusive of the date of service. If you fail to serve an answer, judg-ment by default will be taken against you for the relief demanded in the Complaint Signed and dated this Complaint. Signed and dated this 16th day of July, 2025. Anne Jorgenson Green

BY: Anne Jorgenson Green (Jul 17, 2025 09:04 CDT) Anne Jorgenson Green

Special Assistant Attorney General State Bar ID No. 05691
Workforce Safety & Insurance
PO Box 5585, Bismarck, North Dakota 58506-5585 (701) 328-3800/

agreen@nd.gov Attorney for Plaintiff (Jul. 24 & 31; Aug. 7, 2025)

# Accurate details.

www.inforum.com



**Housing & Redevelopment Authority of Clay County** 

Notice of Opening Housing Choice Voucher Waiting List for Certain Preference Households

**Housing Choice Voucher:** 

The Clay County HRA will be opening its Housing Choice Voucher (Section 8) waiting list on August 4, 2025, for the following preference:

Families with children 18 years old or younger who is currently leasing a rental unit in Clay County that meets HCV requirements and who agrees to lease in place

The waiting list also remains open for:

Households who live in Clay County HRA-owned or managed unsubsidized units (by referral only)

Families who participate in a program of the HRA or CAPLP who are currently receiving time limited rental assistance, but will be terminated from said assistance within 6 months due to reaching the program's time limit or, to families who are currently participating in a permanent supportive housing program who, based upon a standardized assessment, are determined to no longer require permanent supportive housing.

Households who have been referred by the Clay County Public Child Welfare Agency, who has attained at least 18 years and not more than 24 years of age; left foster care or will leave foster care within 90 days, in accordance with a transition plan described in section 475 (5)(H) of the Social Security Act; and is homeless or is at risk of becoming homeless at age 16 or older.

The waiting list will remain open until 500 applications are received OR August 28,2025, whichever occurs first.

Applications for these preference households are available on the Clay County HRA website at www.claycohra.com. Applications will also be available at Clay County HRA,116 Center Ave E, PO Box 99, Dilworth, MN, or at the Family Service Center at 715 11th St North Suite #201, Moorhead MN. Individuals with disabilities may request reasonable accommodation to access services



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