

PUBLIC NOTICE

NOTICE OF PUBLIC HEARINGS
CLAY COUNTY BOARD OF COM-
MISSIONERS
9:15 AM TUESDAY, AUGUST 3rd,
2025

NOTICE IS HEREBY GIVEN that a
public hearing(s) will be held in the
Commission Room, Third Floor, Clay
County Courthouse, 807 11th Street
North, Moorhead, MN 56560, at 9:15
a.m., Tuesday, August 3rd, 2025 for
the following item(s):

**BIG IRON PROPERTIES LLC – PE-
TITION FOR REZONING**
The applicant is petitioning to re-
zone Parcel ID: 19.052.0010, Lot
001 Block 001 of Karlstrom Farms
Subdivision, Section 17, Township
138N, Range 48W, Kurtz Township
from Agricultural General to Highway
Commercial. The County Board will
make a decision to rezone this par-
cel based on the Planning Commis-
sion recommendation to approve the
rezoning.

**BIG IRON PROPERTIES LLC – RE-
QUEST FOR PLATTED (MAJOR)
SUBDIVISION**
The applicant is seeking to replat a
one lot, one block subdivision to a
thirteen lot, one block commercial
and industrial subdivision on Parcel
ID: 19.052.0010, Lot 001 Block 001
of Karlstrom Farms Subdivision,
Section 17, Township 138N, Range
48W, Kurtz Township. The County
Board will make a decision on the fi-
nal plat based on the Planning Com-
mission recommendation to approve the
plat.

The public is invited to attend this
meeting in-person or virtually. Please
contact Clay County Planning and Zoning
for information on how to
participate virtually at 218-299-5005.

Dated this 22nd day of July 2025

Matt Jacobson
Clay County Planning and Zoning
(Jul. 24, 2025)

State of Minnesota
Clay County

District Court
Seventh Judicial District
Court File Number: 14-PR-25-2335
Case Type: Informal Probate

In re the Estate of Anita Louise
Leiseth, a/k/a Anita L. Leiseth, De-
ceased

Notice of Informal Probate of Will
and Appointment of Personal Repre-
sentative and Notice to Creditors

TO ALL INTERESTED PERSONS
AND CREDITORS:

Notice is hereby given that an ap-
plication for informal probate of the
above-named Decedent's Last Will
dated February 27, 2020 has been
filed with the Probate Registrar, and
the application has been granted.
Notice is also given that the Probate
Registrar has informally appointed the
following:
Name
Kevin R. Leiseth
905 S 77th Ave
Yakima WA 98908
Debra Kay Leiseth Nesseth
Address
3600 39th Street S
Moorhead MN 56560
as personal representative of the
Estate of the Decedent. Any heir, de-
visee or other interested person may
be entitled to appointment as per-
sonal representative, or may object
to the appointment of the personal
representative. Unless objections
are filed pursuant to Minn. Stat. §
524.3-607, and the court otherwise
orders, the personal representative
has full power to administer the Es-

PUBLIC NOTICE

tate, including, after 30 days from the
date of issuance of letters, the power
to sell, encumber, lease or distribute
real estate.
Any objections to the probate of the
Will, or to the appointment of the per-
sonal representative, must be filed
with this court, and will be heard by
the court after the filing of an appro-
priate petition and proper notice of
hearing.
Notice is also given that, subject to
Minn. Stat. § 524.3-801, all creditors
having claims against the Estate are
required to present the claims to the
personal representative or to the
Court Administrator within four (4)
months after the date of this Notice,
or the claims will be barred.
/s/ Probate Registrar
7-10-2025

Renelle Fenno
Court Administrator
7-10-2025

Attorney for Personal Representa-
tive
VALESKA A. HERMANSON
Attorney License No.: 395901
Hermanson Law PLLC
PO Box 1052
Moorhead MN 56561
Telephone: 218-422-4908
E-Mail: valeska@hermanson.pro
(Jul. 17 & 24, 2025)

STATE OF MINNESOTA
COUNTY OF CLAY
SEVENTH JUDICIAL DISTRICT
IN DISTRICT COURT
JUVENILE DIVISION
In the matter of the child of:
Tina Carter, Legal Custodian,
Court File No. 14-JV-25-2179
**SUMMONS & NOTICE OF HEAR-
ING**
NOTICE TO:
A Petition for Termination of Parental
Rights was filed with this Court on
June 25, 2025, in the above court
file. Copies of the Petition along with
a statement describing the purpose
of the hearing and the possible con-
sequences of the hearing and ex-
planation of the right to counsel and
other basic rights are available at the
Clay County Court Administrator's
Office. The Court has set August 11,
2025, at 1:45 p.m. as the date and
time of the hearing in this matter at
the Clay County Courthouse. You
are hereby summoned and required
to appear before this Court at the
hearing.
Dated: July 9, 2025
BY THE COURT
/s/ Tammy A Merkins
JUDGE OF DISTRICT COURT
PLEASE TAKE NOTICE
1. One of the possible consequences
of the hearing is that the Court may
transfer legal and physical custody
of the child(ren) to another person
or agency, or may terminate your pa-
rental rights to your child(ren) upon
your failure to appear.
2.If you fail to appear in response
to this Summons, the Court may:
(a) make a finding that the statutory
grounds set forth in the Petition have
been proved; and (b) enter an order
granting the relief requested. 3.The
Court shall take testimony in sup-
port of the Petition. If the Petition is
proved by the applicable burden of
proof, the Court shall enter an order
granting the relief sought in the Pe-
tition.
4.Further information concerning the
date and consequences of subse-
quent hearings, if any, may be ob-
tained from the Court by a request
in writing.
5.This notice constitutes notice of
assignment of the Presiding Judge
for purposes of Minn. Stat. § 542.16.
(Jul. 17 & 24 & 31, 2025)

PUBLIC NOTICE

NOTICE BEFORE FORECLOSURE

To the Title Owners, Borrowers and Occupants of the Property:

Kevin Larsen
115 6th Ave N
Fargo, ND 58102

Lisa Marie Larsen
115 6th Ave N
Fargo, ND 58102

Pursuant to the provisions of the Federal Fair Debt Collection Practices Act, you are advised that unless you dispute the validity of the foregoing debt or any portion thereof within thirty days after receipt of this letter, we will assume the debt to be valid. If the debt or any portion thereof is disputed, we will obtain verification of the debt and will mail you a copy of such verification. You are also advised that upon your request within the thirty-day period, we will provide you with the name and address of your original creditor, if different from the creditor referred to in this Notice. We are attempting to collect a debt, and any information obtained will be used for that purpose.

At this time, no attorney with this firm has personally reviewed the particular circumstances of your account. However, if you fail to contact our office, our client may consider additional remedies to recover the balance due.

The real property that this notice pertains to is located at 115 6th Ave N, Fargo, ND 58102, and more particularly described as:

The East 38 feet of the West 88 feet of Lot 1, in Block 39, of Kenney and Devitt's Second Addition to the City of Fargo, situate in the County of Cass and the State of North Dakota.

Notice is hereby given that a certain mortgage, recorded against the above described property by Kevin Larsen and Lisa Larsen and Lisa M. Larsen, executed and delivered to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans successors and assigns, dated April 8, 2021, ("Mortgage"); and given to secure the payment of \$165,000.00, and interest and other fees and costs according to the terms and obligations of a certain promissory note, is in default. The current Mortgagee of the Mortgage is Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company.

The following is a statement of the sum due for principal, interest, taxes, insurance, maintenance, etc. as of May 7, 2025:

Principal	\$155,946.71
Interest to 05/19/2025 @ 3.250%	\$7,007.70
Late Fees	\$482.79
Returned Check Fee	\$40.00
Lender Paid Expenses	\$525.00
Escrow Advances	\$4,035.23
Grand Total	\$168,037.43

That as of May 7, 2025, the amount due to cure any default, or to be due under the terms of the mortgage, exists in the following respects:

Monthly Mortgage Payments	\$11,489.44
Escrow	\$3,510.39
Corp Advance Total	\$525.00
Late Fee	\$482.79
NSF	\$40.00
Grand Total	\$16,047.62

In the event that you either payoff or reinstatement the loan, payment must be paid by certified funds, and made payable to Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company, and mailed to Halliday, Watkins & Mann, P.C., at 376 East 400 South, Suite 300, Salt Lake City, UT 84111. Additionally, you must pay any additional accrued interest, subsequent payments or late charges which become due and any further expenses for preservation of the property which may be advanced. Please contact Halliday, Watkins & Mann, P.C. for the exact amount due through a certain date.

You have the right, in accordance with the terms of the mortgage, to cure the default specified above. You also have the right in the foreclosure action to assert that no default exists or any other defense you may have to said action.

Notice is further provided that if the total sums in default, together with interest accrued thereon at the time of such payment, accrued payments then due and expenses advanced, are not paid within thirty (30) days from the date of mailing or service of this Notice, the Mortgagee will deem the whole sum secured by the Mortgage to be due and payable in full without further notice. Furthermore, proceedings will be commenced to foreclosure such Mortgage, and in the event of Sheriff's sale as provided by the laws of the State of North Dakota, the time for redemption shall be as provided by law, but not less than sixty (60) days after the Sheriff's Sale.

Date: May 7, 2025

Halliday, Watkins & Mann, P.C.

/s/ Tyler S. Wirick
Tyler S. Wirick
Attorney for Creditor
376 East 400 South, Suite 300
Salt Lake City, UT 84111
Tel: 801-355-2886
Fax: 801-328-9714
Email: tylerw@hwmlawfirm.com
HWM: ND21923
(Jul. 24 & 31; Aug. 7, 2025)

PUBLIC NOTICE

AGASSIZ APARTMENTS- NOTICE OF WAITING LIST CLOSURE

Effective July 31, 2025, the HRA is closing the waiting list for the following programs:

Agassiz Apartments, Ulen MN

It is being closed due to the wait time currently exceeding one year. The public will be notified when the waiting list reopens.

All applications received prior to July 31, 2025, will be processed according to the HRA's approved policies. The HRA will announce in advance when the waiting list will reopen to new applications.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (202) 720-2600 (voice and TDD). To file a complaint of discrimination write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (800) 795-3272 (voice) or (202) 720-6382 (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

(Jul. 24, 2025)

ADVERTISEMENT FOR PROPOSALS
North Dakota State Hospital – Bid Package #2

Notice is hereby given that M. A. Mortenson Company ("Construction Manager") is soliciting proposals on behalf of the State of North Dakota ("Owner") for: North Dakota State Hospital located in Jamestown, ND – Bid Package #2 – Mechanical (HVAC & Plumbing), Electrical, Structural Steel, Stairs, Misc. Metals, Elevators, Building Concrete Flatwork, Exterior Stud Framing, Spray-Applied Fireproofing, Weather Barrier, Membrane Roofing, Exterior Brick Masonry, Exterior Glass & Glazing, Metal Panels, Overhead Doors & Loading Dock Equip, and Security Portals.

Bidding documents and project information is available through Building Connected and can be obtained by contacting M. A. Mortenson Company by email at NDSHbids@Mortenson.com.

Proposals must be submitted to NDSHbids@Mortenson.com, no later than 10:00 a.m. Central Time on August 7, 2025.

It is the sole responsibility of the bidder to see that the Proposal is received before the submission deadline. Late proposals will not be considered. The Owner reserves the right to reject any and all bids, to waive any informalities and minor irregularities in bids, and to accept the bid deemed, in the opinion of the Owner, to be in the best interest of the Owner. This project is being bid in accordance with the North Dakota Century Code.
(Jul. 10 & 17 & 24, 2025)

State of Minnesota Clay County
In re the Estate of
Barbara Elaine Buckley
aka Barbara E. Buckley
aka Barbara Buckley, Deceased
District Court
Seventh Judicial District
Court File Number: 14-PR-25-2184
Case Type: Formal Unsupervised

Notice and Order for Hearing on Petition for Formal Adjudication of Intestacy, Determination of Heirship, and Appointment of Personal Representative and Notice to Creditors

It is ordered and notice is given that on August 25, 2025 at 1:15 pm a hearing will be held at - Clay County Courthouse 807 11th Street North Moorhead MN 56560 for the formal adjudication of intestacy and determination of heirship of the Decedent, and for the appointment of:

Name: Marlaina Michelle LaCroix
Address: 2606 29th Ave S Moorhead MN 56560
as Personal Representative of the Estate of the Decedent in an unsupervised administration.

Any objections to the petition should be filed with the Court prior to or raised at the hearing. NOTE: You will need to pay a filing fee when you file the objection. If you cannot afford the fee, you can ask for a fee waiver (see http://mncourts.gov/GetForms.aspx?c=19&p=69). Your appearance is not required at this hearing. If there is an objection to this petition, you will be notified of another hearing date and time.

If proper and if no objections are filed or raised, the personal representative will be appointed with full power to administer the Estate including the power to collect all assets, to pay all legal debts, claims, taxes and expenses, to sell real and personal property, and to do all necessary acts for the Estate.

Notice is also given that (subject to Minn. Stat. § 524.3-801) all creditors having claims against the Estate are required to present the claims to the personal representative or to the Court Administrator within four months after the date of this Notice or the claims will be barred.
June 26, 2025
Date

BY THE COURT:
Heidi Janis
Referee of District Court
Digitally signed by Davies, Heidi

/s/ District Court Judge
Tammy Merkins
(Jul. 17 & 24, 2025)

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OF FARGO - MOORHEAD

