

Legals: Your Right to Know

IN THE STATE OF NORTH DAKOTA, COUNTY OF RENVILLE  
IN THE DISTRICT COURT, NORTHEAST JUDICIAL DISTRICT  
ALLIED FIRST BANK, SB DBA SERVBANK,

Plaintiff,  
v.

Jay Anderson and Unknown Spouse of Jay Anderson and Wold Engineering, P.C. and Laurel Gibbons and Devynn Gibbons and Constance Gibbons and Ronald Gibbons and all persons unknown, claiming any estate or interest in, or lien or encumbrance upon, the real estate described in the complaint, and any person in possession,

Defendants.  
  
SUMMONS

CIVIL NUMBER:  
38-2023-CV-00022

THE STATE OF NORTH DAKOTA TO THE ABOVE-NAMED DEFENDANTS:

1. To the above mentioned Defendants including all persons unknown, claiming any estate or interest in, or lien or encumbrance upon, the real estate described in the complaint.

2. 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 a copy of 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.

3. If you fail to do so, Judgment by default will be taken against you for the relief demanded in the Complaint.

4. This Summons and Complaint will be filed with the Clerk of this Court.

5. This action relates to the foreclosure of a mortgage upon the following described real property in the County of Renville, State of North Dakota:

Outlot 2 of the N 1/2 NW 1/4 Section 18, Township 158 North, Range 82 West of the 5th P.M., Renville County, North Dakota.

NOW KNOWN AS FOLLOWS IN ACCORDANCE WITH THAT CERTAIN QUIT CLAIM DEED RECORDED SEPTEMBER 15, 2021, AS INSTRUMENT NO. 208958, RECORDS OF RENVILLE COUNTY, NORTH DAKOTA:

Outlot 7 and that portion of Outlot 6 formerly known as Outlot 2, in the NW1/4 of Section 18, Township 158 North, Range 82 West of the 5th Principal Meridian, Renville County, North Dakota.

Property Address: 2760 76th Street NW, Glenburn, ND 58740

6. The Plaintiff is not seeking a personal judgment against the above-named Defendants.

Dated this 14 th day of August, 2023

/s/ Zachary Nesbit  
Zachary Nesbit  
376 East 400 South, Suite 300  
Salt Lake City, UT 84111  
Tel: 801-355-2886  
Email: zach@hwmlawfirm.com  
Bar Number: 07552  
HWM: ND21032

NOTICE OF INTENT TO AMEND ADMINISTRATIVE RULES RELATING TO COMBATIVE SPORTS PROFESSIONAL BOXING AND MIXED FIGHTING STYLES

TAKE NOTICE that the North Dakota Office of the Secretary of State will hold a public hearing to address proposed changes to the N.D. Admin. Code at 10 am on Wednesday, July 9, 2025, in the Secretary of State’s Main Conference Room at the North Dakota State Capitol, 600 East Boulevard Avenue, Bismarck ND 58505

A copy of the proposed rules may be obtained at SOS.ND.gov or by writing the Office of the Secretary of State at 600 East Boulevard Avenue, Dept. 108, Bismarck ND 58505.

Also, written comments may be submitted to 600 East Boulevard Avenue, Dept. 108, Bismarck ND 58505, until 12 noon on Friday, July 25, 2025. If you plan to attend the public hearing and will need special facilities or assistance relating to a disability, please call the Secretary of State at (701) 328-2900 at least four days prior to the public hearing.

Dated this 27 of May, 2025.  
Michael Howe  
Secretary of State

The Sherwood City Council held their monthly meeting on Monday, May 19th, 2025 at 6:30pm.

Council members present were: Garrett Volk, Boyd Southam, Jarrett Keith, Will Smith, and David Thompson. Others present were John B., Joel O., Sonja O., Shianne A., and Steve K.

Last month’s meeting minutes were reviewed. Minutes were approved as submitted.

Agenda items were finalized, and financial report was reviewed. Kristy noted the water depot station and lift station project were paid and reported thru the ARPA funding.

Discussion was held on late water bills/monthly disconnects. Discussion was held on possibly charging a disconnect and reconnect fee, and changes in the late fees (based on a percentage of what the residents past due bill is).

John gave the public works monthly report. Update on the school coal room issue was discussed. The contractor that John had spoken to doe not want to remove it, due to possibly asbestos. Kristy will check the school asbestos reporting. John is working on the fire hydrant issue in front of Ritter’s. Melby is able to fix it, the city will need to see what is needed for repairs. John installed a new water meter at the C-Store. Celling heater in the back room at the city hall has been fixed. The dura patch project will begin after graduation. John will take the broom and clean up the rocks in front of school, for Memorial Day. Discussion was held on the water pressure at the water depot. Jarrett asked if the water leak at Shianne’s had been fixed, Shianne stated she has not been able to be home, to have the city come and take a look at it. Issue will be taken care of when the resident is able to have John come and take a look.

Garrett has spoken to Harold Clark about the paint fume smell, concerning Ellingson’s shop. It seems to happen when there is just the wind out of the south.

Jarett made a motion to approve the building permit for Brody Ellingson. Seconded by Will. All board members present were in favor. None opposed. Motion carried.

Jarett made a motion to approve the Mohall FD Gaming Site Authorization Request. Seconded by David. All board members present were in favor. None opposed. Motion carried. Steve had a question has the approval length of the site request, and if the SFD decided to do gaming, would they have to wait until the following year after the site authorization had expired.

Discussion was held on the MLS School renting the Sherwood Gym, as they will not be renewing their rental contract. They would like to rent the gym on a per use basis, for \$100.00 per practice. The council requested for the school to submit a practice schedule, so residents that utilize the gym for memberships are aware when it’s being used for school practices.

The NDIRF Inventory sheets were reviewed. Discussion was held on the golf course club house, and the golf cart storage units/stalls, and who owns them.

The council was given a copy of the Water Tower Inspection Report and the 2024 Annual Drinking Water Quality Report.

The Sales Tax Ordinance was reviewed. David made a motion to pass the first reading of the Sales Tax Ordinance. Seconded by Boyd. All board members present were in favor. None opposed. Motion carried. Second and Final reading of the ordinance will take place at the June meeting.

Will made a motion to pay the monthly bills. Seconded by Jarrett All board members present were in favor. None opposed, motion carried.

<b>Meeting adjourned at 7:40p.m. May Monthly Bills:</b>	
Circle Sanitation	\$4,423.00
Macquire Iron, Inc.	\$2,175.00
John Brown (Payroll)	\$3,992.50
John Brown (Vehicle)	\$250.00
Joni Heller (Payroll)	\$448.39
Kristy Titus (Payroll)	\$1,167.90
Joni Heller	\$152.00
Kristy Titus	\$48.53
ND Department of Water Resources	
	\$5,284.82
Circle Sanitation	\$2,211.50
Bowers Aerial LLC	\$95.00
Cameron Hardware	\$57.74
Precision Farm Parts	\$126.31
Renville County Farmer	\$531.80
Renville County SO	\$1,625.00
ND Sewage Pump & Lift Station Service	\$24,192.00
NCEC	\$257.00
MDU	\$2,978.43
SRT	\$161.78
Menards	\$38.66
IRS	\$1,706.80
Job Service ND	\$16.63
ND PERS	\$813.00
Office Max	\$55.66
Amazon	\$418.38

Preferred Controls Corp.	\$420.00
Propane Services Inc.	\$284.59
North Dakota One Call, I	\$4.25
Envision	\$143.44
First District Health Unit	\$30.00
Melby Construction	\$1,725.00

Mohall Lansford Sherwood Public School Board Election will be held on Tuesday, June 10, 2025.

The polls will be open from 8:00 am to 7:00 pm. The following people have filed to have their names placed on the ballot:

Drake Vendsel and Jared Abernathy have filed for the Lansfrod Rural.

Nathaniel Buynak filed for Sherwood City/Rural Area.

Jennifer Vannurden, Kevin Aho, Thurstan Johnson, and Lexi R. Kvasnicka-Gates have filed for At-Large for 3 year terms.

Absentee applications are available in the school office, or by calling to request an application, or patrons may go to <https://vote.nd.gov> and fill out the online format of the application and return it to the business manager.

### Dakota Datebook

*A radio series from Prairie Public in partnership with the State Historical Society of ND and with funding from the North Dakota Humanities Council.*

See all the Dakota Datebooks at [prerepublican.org](http://prerepublican.org)

Flocking to Fargo

June 3, 2025 – Masonry has a long history in the Dakotas. The first known Mason to visit the Dakotas was Meriwether Lewis, and several Mason lodges were issued charters prior to statehood. The first of those lodges was founded in Fargo in 1874. In 1875, five lodges banded together to form The Grand Lodge of Dakota. In 1889, it was divided into the Grand Lodges of North and South Dakota.

On this date in 1913, trains stopping in Fargo were filled with hundreds of Masons arriving for Homecoming Week. They came from North Dakota, Minnesota and South Dakota. The Masonic Lodge was joined by other fraternal organizations including the Scottish Rite and the Knights of Malta. The Fargo Forum and Daily Republican gave extensive coverage to the occasion. It was an opportunity to show off the city to out-of-towners. The weather was exceptional. It was a perfect week for visitors flocking to Fargo.

The Masonic Temple was lit up for the occasion with 2,000 electric lights. The newspaper reported that thousands of people came to view the spectacle. That number was expected to increase as more lights were added,

Finding Fun Things For Kids To Do This Summer Can Be a Challenge

It’s summer, and your kids are probably overjoyed to be done with school, wake up without an alarm clock and have fun. But whatever your plans to fill their summer, inevitably you’ll hear them complain that they have nothing to do.

A bedroom makeover summer project can empower and engage kids in so many ways. Here are some ideas that can be scaled up or down to fit any age:

- Brainstorm. Do an internet search together of kids’ and teens’ bedrooms to get inspired and get started.
- Declutter. A bedroom makeover is the perfect time to declutter and reorganize. A weekend yard sale can turn outgrown clothes, books and toys into cash while your kids gain event-planning, advertising and pricing skills. Donating gently used belongings can also be an important lesson in giving and parting with items that they no longer need but others can use.
- Measure. Help your child make a floor plan using a tape measure and graph paper. Talk through what you can and can’t do based on the realities of space configuration and budget.
- Paint. Visit the color-chip aisle at a local hardware or paint store to gather samples, then apply some brush strokes to the wall and see how they look. Fortunately, paint is relatively inexpensive and easy to redo if things go awry! If your child chooses a very dramatic color, painting just one wall is an option.
- Update. It may be time to reflect their changing tastes and interests with posters and wall hangings. A cork-board wall can be an easy way to create a dramatic change.
- Build. For older kids, with an

Homeownership Program Eligibility Limits Have Been Updated to Increase Aid

The North Dakota Industrial Commission has approved new eligibility limits for programs that assist state residents, typically first-time buyers, with a home purchase. Administered by North Dakota Housing Finance Agency (NDHFA), the programs provide low-cost financing, and down payment and closing cost assistance.

“North Dakota Housing Finance Agency has helped more than 54,000 households achieve homeownership,” said members of the commission in a joint statement. “The support has enabled individuals and families to put down roots, which, in turn, has strengthened their local communities.” The Industrial Commission, consisting of Gov. Kelly Armstrong as chairman, Agriculture Commissioner Doug Goehring and Attorney General Drew H. Wrigley, oversees the agency.

Through NDHFA’s FirstHome™ program, low- to moderate-income buyers who have not owned a home in the last three years, can receive the purchase assistance. The agency’s

HomeAccess program provides special needs households who may have previously owned a home with the same support.

The commission approved maximum income limits for the programs of \$93,500 to \$110,000. The acquisition cost limits remain at \$481,176 for a single-family home with higher limits for existing two- to four-unit properties.

The program limits vary depending on household size and the county in which a financed home is located.

The U.S. Department of Housing and Urban Development and the Internal Revenue Service regulate the income and acquisition cost limits respectively.

“NDHFA’s below-market interest rates coupled with down payment and closing cost assistance provide a much-needed boost,” said Dave Flohr,

NDHFA executive director. “With the support of our private-sector partners, NDHFA helped 4,124 individuals and families purchase a home last year.”

In 2024, the average FirstHome loan purchased by NDHFA was just under \$240,000, and the average borrower’s household income was \$74,758.

Private-sector lenders originate the loans on NDHFA’s behalf and sell them to the agency when they are closed.

Parties interested in learning more about the agency’s programs will find information online at [www.ndhfa.org](http://www.ndhfa.org) or by contacting a participating lender.

NDHFA is a self-supporting and mission-driven state agency dedicated to making housing affordable for all North Dakotans.

Defining a “Farm” and What That Could Mean to Crop Insurance

A recent USDA statistic making the rounds suggests that only 13% of U.S. farms purchase crop insurance. This figure is being cited by critics of crop insurance, particularly those interested in highlighting perceived weaknesses in coverage for specialty crops.

But this interpretation misses a critical point: the USDA’s definition of a “farm” is outdated and overly broad – so broad, in fact, that it includes hundreds of thousands of entities that are not commercially viable and may not grow any crops at all.

According to USDA’s Economic Research Service, a farm is defined as “any place from which \$1,000 or more of agricultural products were produced and sold, or normally would have been sold, during the year.”

This definition hasn’t changed at all since the 1970s to account for radical changes in agriculture, technology or even inflation. And it’s not much different to the \$500 sales threshold used by the USDA in 1870.

In fact, USDA’s current definition includes properties with no actual production – such as hobby farms, gardens, timber lots and even old farms converted into rural residences.

USDA itself acknowledges that “more than 25% of farms have no sales in a typical year, and at least another 30% have positive sales of less than \$10,000.”

This means more than half of the operations categorized as “farms” under this definition have minimal or no market activity and may not grow crops at all – making it misleading to include these entities when evaluating crop insurance participation.

The more accurate measure comes from actual farmers. A recent survey conducted by Anthro Insights found that 91% of U.S. crop producers purchased crop insurance in 2024, and

90% have done so consistently over the past five years. These farmers grow everything from row crops to fruits, vegetables and forage. The survey included 401 responses from operations representing nearly 750,000 acres and over 3 million head of livestock across the country.

The same survey found high satisfaction with the crop insurance program: 83% of farmers report a positive experience, and 85% are satisfied with the claims process. Notably, 87% say the program does not hinder their conservation practices – contradicting another common criticism.

Even though crop insurance currently covers more than 90% of the crop acres in the country, there is no doubt that crop insurance can and will continue evolving to capture the remaining acreage and better serve the full diversity of American agriculture.

That’s why, since the last Farm Bill, new products tailored to specialty crops have been developed, with more currently under consideration through the 508(h) program, which allows farmers themselves to propose new policies.

Thanks to efforts by crop insurers and the USDA to innovate and enhance coverage options for specialty crops, there’s been a 34% increase in available insurance programs since 2018. Today, there are more than 70 individual specialty crop types insured, and more than \$25 billion worth of protection provided.

Future efforts to modernize and improve the program should be grounded in accurate data, not misleading interpretations based on an antiquated definition of what constitutes a farm.

About the author: J.C. Carroll owns Agrilience Insurance Group, which provides tailored risk management solutions to farmers across the Southeast.

## Official Ballot

### June 10th, 2025

#### Mohall Lansford Sherwood

#### Public School District #1Board of Education Ballot

Election is to select three(3) school board members from the following candidates or a write-in candidate of your choice. All voters are selecting board members for the entire district.Vote for a total of three(3) school board members only.

  

#### Lansford Rural: 3 year term(if you wish to write in a candidate, they must be from the Lansford Rural Area.)

**Vote for one (1) name only:**

☐ Drake Vendsel

☐ Jared Abernathy

☐ \_\_\_\_\_

  

#### Sherwood City/Rural Area: 3 year term(if you wish to write in a candidate, they must be from the Sherwood City/Rural Area.)

**Vote for one (1) name only:**

☐ Nathaniel Buynak

☐ \_\_\_\_\_

  

#### At-Large: 3 year term(Write in candidate may be from any of the present Mohall, Lansford, or Sherwood areas.)

**Vote for one name only:**

☐ Jennifer Vannurden

☐ Kevin Aho

☐ Thurstan Johnson

☐ Lexi R. Kvasnicka-Gates

☐ \_\_\_\_\_

**To Request an Absentee Ballot Please Call the School at 701-756-6660**

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