

# LOCAL CLASSIFIEDS

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## HELP WANTED

**Peplinski Construction**  
located south of Valley City is looking to hire carpenters and general laborors. Contact Tayler at 701-561-8537.

Elementary teachers wanted: Christian Crossroads Academy. Stanley, ND. Opening Fall 2026. Opportunity to integrate skills and faith. Learn more: @CCAND.com or call 701-621-2341.

YOU CAN PLACE a 25-word classified ad?like this one?in every North Dakota newspaper for only \$160. It's easy. Contact this newspaper for details.

## WANTED TO BUY

WE BUY VINTAGE GUITARS! Looking for 1920-1980 Gibson, Martin, Fender, Gretsch, Epiphone, Guild, Mosrite, Rickenbacker, Prairie State, D'Angelico, Stromberg. And Gibson Mandolins / Banjos. 1-833-641-7066

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## WANTED TO BUY

WE BUY HOUSES FOR CASH AS-IS! No repairs. No fuss. Any condition. Easy process: Call, get cash offer and get paid. Call today for your fair cash offer: 1-701-498-1853

## LOST

2 Keys on a clasp. One has a shull key on it. If found please call 701-840-8374. Thank you.

## LAND FOR SALE

FARMLAND FOR SALE Elms Twp. Bottineau County Deadline February 12 @ 2pm Submit bids to waindsake@live.com Call Tom at 701-871-0310

## AUCTIONS

ND FARM LAND Values surge upward. Are you selling or renting? Pifer's Auction and Farm Land Management. Bob Pifer 701.371.8538. Kevin Pifer 701.238.5810. Free evaluation.

## MISCELLANEOUS

DONATE YOUR VEHICLE to help find missing children and prevent abduction. Fast free pickup, running or not, 24 hr response. No emission test required, maximum tax deduction. Support Find the Children, call: 1-833-545-0694.

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.

## MISCELLANEOUS

VIAGRA and CIALIS USERS! 50 Pills SPECIAL \$99.00! 100% guaranteed. CALL NOW! 1-833-641-3417

WATER & FIRE DAMAGE RESTORATION. Our trusted professionals will restore your home to protect your family and your home's value! Call 24/7: 1-877-936-0513 Mold Remediation services are also available!

## SERVICES OFFERED

ELECTRICAL SERVICES: Reliable & experienced. Competitive rates. From simple household problems to installing a brand new electrical system, we can take care of it all! Call now and have the zip code of the service location when you call! 1-877-403-0282

STRUGGLING WITH DEBT? If you have over \$15,000 in debt we help you be debt free in as little as 24-48 months. Pay nothing to enroll. Call Now: 1-877-688-0872



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424 2nd Ave. NE, Valley City (701) 845-1732

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## LAWN/TREE'S/SNOW

### Johnny B's

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### TATE & JOHNS ENTERPRISES

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CONSTRUCTION  
HANDYMAN

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JOHN HALVERSON: 701-490-0001

## LEGAL SERVICES

### LAW OFFICE

Keith J. Trader

Straus Mall- 200 Central Avenue North, Valley City (701) 845-0311



41Years Experience  
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• Bankruptcy  
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• Family Law

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## LEGALS

### VALLEY CITY COMMISSION PROCEEDINGS

Tuesday January 20, 2026

President Carlsrud called the meeting to order at 5:00 PM.

Members present: President Carlsrud, Commissioner Gulmon, Commissioner Bishop, Commissioner Erickson, Commissioner Magnuson, City Administrator Crawford, City Attorney Martineck, Finance Director Klein

### APPROVAL OF AGENDA

Add: Special Event Raffle Permit for ND Skills USA

Motion to approve by Commissioner Bishop, seconded by Commissioner Magnuson.

Roll Call: Erickson-Yes; Gulmon-Yes; Bishop-Yes; Magnuson-Yes; Carlsrud-Yes Motion Passed

### CATHOLIC SCHOOLS WEEK PROCLAMATION

The week of January 25 through January 31, 2026 to be proclaimed Catholic Schools Week

### APPROVAL OF CONSENT AGENDA

Motion to approve by Commissioner Bishop, seconded Commissioner Magnuson.

Roll Call: Gulmon-Yes; Bishop-Yes; Magnuson-Yes; Erickson-Yes; Carlsrud-Yes Motion Passed

### ORDINANCE

First reading of ordinance to amend and reenact sections 22-01-03 and 22-01-04(2)(e) of the Valley City Municipal Code related to gaming application fees.

Motion to approve by Commissioner Magnuson, seconded by Commissioner Gulmon.

Roll Call: Bishop-Yes; Magnuson-Yes; Erickson-Yes; Gulmon-Yes; Carlsrud-Yes Motion Passed

### RESOLUTION

Approve Resolution 2513 A Resolution to Amend the Utility Rate Schedule. Motion to approve by Commissioner Gulmon, seconded by Commissioner Bishop.

Roll Call: Magnuson-Yes; Erickson-Yes; Gulmon-Yes; Bishop-Yes; Carlsrud-Yes Motion Passed

Approve Resolution 2514 A Resolution Approving Conditional Use Permit - Lot 5 Block 32 Benson's Addition - Day-care Home Occupation.

Motion to approve by Commissioner Erickson, seconded by Commissioner Bishop.

Roll Call: Erickson-Yes; Gulmon-Yes; Bishop-Yes; Magnuson-Yes; Carlsrud-Yes Motion Passed

Approve Resolution 2515 A Resolution Approving Conditional Use Permit - Lot 5 Block 32 Benson's Addition - Gun-smithing Business.

Motion to approve by Commissioner Erickson, seconded by Commissioner Magnuson.

Roll Call: Gulmon-Yes; Bishop-Yes; Magnuson-Yes; Erickson-Yes; Carlsrud-Yes Motion Passed

Approve Resolution 2516, A Resolution Authorizing the Issuance and Sale of \$1,500,000.00 Water Treatment Revenue Bond, Series 2026.Motion to approve by Commissioner Bishop, seconded by Commissioner Magnuson.

Roll Call: Bishop-Yes; Magnuson-Yes; Erickson-Yes; Gulmon-Yes; Carlsrud-Yes Motion Passed

Approve Request for Funds for the Regional Technology Center by the VCBC Development Corporation in the amount of \$36,000 with funds sourced from city sales tax dedicated to economic development.

Motion to approve by Commissioner Bishop, seconded by Commissioner Magnuson.

Roll Call: Magnuson-Yes; Erickson-Yes; Gulmon-Yes; Bishop-Yes; Carlsrud-Yes Motion Passed

Approve Request for Funds for the Regional Technology Center by the VCBC Development Corporation in the amount of \$36,000 with funds sourced from city sales tax dedicated to economic development.

Motion to approve by Commissioner Magnuson, seconded by Commissioner Gulmon.

Roll Call: Erickson-Yes; Gulmon-Yes; Bishop-Yes; Magnuson-Yes; Carlsrud-Yes Motion Passed

Approve Request for Funds for Single Family Home Buyer Assistance Pro-

## LEGALS

gram by the VCBC Development Corporation in the amount of \$160,000. Motion to approve by Commissioner Bishop, seconded by Commissioner Gulmon.

Roll Call: Gulmon-Yes; Bishop-Yes; Magnuson-Yes; Erickson-Yes; Carlsrud-Yes Motion Passed

### Approve Monthly Bills for the City and Public Works in the Amount of \$3,031,979.

Motion to approve by Commissioner Magnuson, seconded by Commissioner Bishop.

Roll Call: Bishop-Yes; Magnuson-Yes; Erickson-Yes; Gulmon-Yes; Carlsrud-Yes Motion Passed

Approve Vanguard Computer System Consolidated Extended Service Contract and Vanguard Service contract for the Assessor Web Site.

Motion to approve by Commissioner Bishop, seconded by Commissioner Erickson.

Roll Call: Magnuson-Yes; Erickson-Yes; Gulmon-Yes; Bishop-Yes; Carlsrud-Yes Motion Passed

Approve Public Works 2026 Capital and Operating Budgets.

Motion to approve by Commissioner Erickson, second by Commissioner Gulmon.

Roll Call: Erickson-Yes; Gulmon-Yes; Bishop-Yes; Magnuson-Yes; Carlsrud-Yes Motion Passed

Approve depositories for City funds which meet the pledge of securities requirement.

Motion to approve by Commissioner Magnuson, seconded by Commissioner Erickson.

Roll Call: Gulmon-Yes; Bishop-Yes; Magnuson-Yes; Erickson-Yes; Carlsrud-Yes Motion Passed

Approve Agreement with NDDOT for Long-Term Temporary Highway Closure through December 31, 2027.

Motion to approve by Commissioner Bishop, seconded by Commissioner Erickson.

Roll Call: Bishop-Yes; Magnuson-Yes; Erickson-Yes; Gulmon-Yes; Carlsrud-Yes Motion Passed

Approve Task Order for Construction Engineering Services for Northwest Area Water System Improvements - New Water Tower and Pressure Zone Modifications.

Motion to approve by Commissioner Magnuson, seconded by Commissioner Erickson.

Roll Call: Magnuson-Yes; Erickson-Yes; Gulmon-Yes; Bishop-Yes; Carlsrud-Yes Motion Passed

Approve Visitor Committee recommendation to approve the Image Enhancement Grant Application for Youth for Christ in the amount of \$1,284.07 located at 302 E. Main St.

Motion to approve by Commissioner Bishop, seconded by Commissioner Gulmon.

Roll Call: Erickson-Yes; Gulmon-Yes; Bishop-Yes; Magnuson-Yes; Carlsrud-Yes Motion Passed

Approve Visitor Committee recommendation to approve the Image Enhancement Grant Application for Youth for Christ in the amount of \$1,284.07 located at 302 E. Main St.

Motion to approve by Commissioner Bishop, seconded by Commissioner Gulmon.

Roll Call: Bishop-Yes; Magnuson-Yes; Erickson-Yes; Gulmon-Yes; Carlsrud-Yes Motion Passed

Approve Application for Commercial Improvement exemption for parcel #63-3471986, 322 2nd ST NW.

Motion to approve by Commissioner Gulmon, seconded by Commissioner Magnuson.

Roll Call: Magnuson-Yes; Erickson-Yes; Gulmon-Yes; Bishop-Yes; Carlsrud-Yes Motion Passed

ADJOURN

Meeting was adjourned at 5:37pm

(January 30, 2026)

## LEGALS

### IN THE STATE OF NORTH DAKOTA, COUNTY OF BARNES IN THE DISTRICT COURT, SOUTH-EAST JUDICIAL DISTRICT

NewRez LLC dba Shellpoint Mortgage Servicing, Plaintiff,

v. Kelly Kohn a/k/a Kelly R. Kohn and Dacotah Bank and Discover Bank and State of North Dakota acting by and through the Department of Human Services, Child Support Division, and any person in possession, Defendants.

### NOTICE OF REAL ESTATE SALE CIVIL NUMBER: 02-2025-CV-00052

1. Judgment in the amount of \$119,663.09, having been entered in favor of Plaintiff and against Defendants, which Judgment was filed with the Clerk of Courts of Barnes County, North Dakota, on August 25, 2025, for the foreclosure of a real estate mortgage.

2. Notice is hereby given pursuant to said Judgment that the real property described as:

A tract of land lying in Block 2, of Frances Pearl Brown's Subdivision of Tract #3, of Mary M. Zetterberg's Plat of part of the NW¼ of Section 21, Township 140, Range 58, Barnes County, North Dakota, and more particularly described as follows: Beginning at the Southeast corner of said Block 2; thence in a northerly direction along the East line thereof a distance of 100.0 feet; thence by an angle of 90° to the left a distance of 140.0 feet; thence by an angle of 90° to the left a distance of 100.0 feet; thence by an angle of 90° to the left a distance of 140.0 feet to the point of beginning.

Real Property address: 801 5th Ave NW, Valley City, ND 58072

The above real property is the subject of the Mortgage dated October 16, 2013, which Mortgagors, Kelly Kohn, executed and delivered to Wells Fargo Bank, N.A. and recorded in the office of the Clerk and Recorder of Barnes County, North Dakota, on October 22, 2013, Instrument Number 276321, which is subject to the entered Judgment. Said Mortgage was assigned to Plaintiff, its successors or assigns, by Assignment of Mortgage recorded August 7, 2024, Instrument Number 301223.

3. In order to realize the amount of \$119,663.09, as of August 25, 2025, plus interest accruing thereafter on said amount as awarded by the court, together with the costs and expenses of sale, will be sold subject 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 Barnes County, North Dakota, and easements and restrictions of record, to the highest bidder for cash under the direction of the Sheriff of Barnes County, North Dakota, at the main entrance of the Barnes County Courthouse located at 230 4th Street NW, Valley City, North Dakota 58072-0774, on March 10, 2026 ("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 Mortgage's attorney.

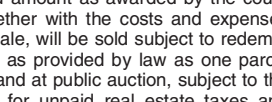
DATED this 14 day of January, 2026. SHERIFF OF BARNES COUNTY Sheriff Randy McClaffin

By: Randy McClaffin Sheriff / Deputy Sheriff of Barnes 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 Bar: 10014

(January 30, February 6 & 13, 2026)



### Delvin J. Losing Attorney ID# 05697 OHNSTAD TWICHELL, P.C. 746 Front Street PO Box 308 Casselton ND 58012 (701) 347-4652 dlosing@ohnstadlaw.com

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

In the Matter of the Estate of Robert C. McAllister, Deceased

### NOTICE OF HEARING PETITION FOR FORMAL PROBATE OF WILL AND FOR FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE

1. NOTICE IS HEREBY GIVEN that James M. McAllister has filed herein a Petition for Formal Probate of Will and Formal Appointment of Personal Representative.

2. Hearing has been set upon said Petition on the 26th day of February, 2026, at 9:15 a.m. at the Courtroom of the abovenamed Court in the City of Valley City, County of Barnes, State of North Dakota.

Dated: January 26, 2026 /s/ Delvin J. Losing Attorney ID# 05697

Attorney for Petitioner OHNSTAD TWICHELL, P.C. 746 Front Street PO Box 308 Casselton, ND 58012 (701) 347-4652 dlosing@ohnstadlaw.com

(January 30, February 6 & 13, 2026)

### NOTICE OF HEARING

Notice is hereby given that the Barnes County Planning and Zoning Board will hold a public hearing on Tuesday, February 10, 2026 at 6:00 p.m., in the Commissioners Room of the Barnes County Courthouse, 230 4th Street NW, Valley City, North Dakota, to consider a request from Ryan Torbenso for a Structure Setback Variance of 123' from center of Barnes County 21, 5.34 acres of NE1/4, 16-139-58, Marsh Twp.

The public may comment by attending the meeting or in writing to the Barnes County Planning & Zoning Board, 230 4th St NW Rm. 202, Valley City, ND 58072

(January 30 & February 6, 2026)

Name, Address and Telephone No. of Attorney: Nicholas Simonson, #06011 1515 Burnt Boat Dr #212C Bismarck, ND 58503 Telephone: (507) 829-9553

Attorney for Personal Representative Probate No. 02-2025-PR-00053

### IN THE DISTRICT COURT OF BARNES COUNTY, STATE OF NORTH DAKOTA

In the Matter of the Estate of Patrick Joseph Heinze, Deceased.

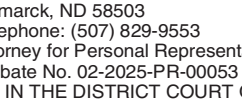
### NOTICE TO CREDITORS

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 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 to Dinah Heinze, personal representative of the estate at 11756 14th St SE Dazey, ND 58429 or filed with the Court.

Dated this 3<sup>rd</sup>. day of December, 2025. /s/ Dinah Heinze Dinah Heinze, Person Representative Subscribed and sworn to before me this 3<sup>rd</sup>. day of December, 2025.

NANCY J TOUGAS Notary Public-State of North Dakota My commission Expires May 11, 2027

(January 16, 23 & 30, 2026)



### North Dakota Department of Environmental Quality Public Notice

### Reissue of an NDPDES Permit

Public Notice Date: January 30, 2026

### Purpose of Public Notice

The Department intends to reissue the following North Dakota Pollutant Discharge Elimination System (NDPDES) Discharge Permit under the authority of Section 611-28-04 of the North Dakota Century Code.

### Permit Information

Public Notice Number: ND-2026-002 Permit Number: NDR040000 Application Date: January 15, 2026 Application Number: HQJ-MAA5-ZCXTE

Applicant Name: North Dakota Department of Environmental Quality Mailing Address: 4201 Normandy Street Bismarck, ND 58503-1324 Telephone Number: 701.328.5210 Proposed Permit Expiration Date: March 31, 2031

### Facility Description

The NDDEQ proposes to reissue ND-PDES General Permit NDR040000 to authorize the discharge of stormwater from small Municipal Separate Storm Sewer Systems (MS4s). The permit applies to MS4s in North Dakota that are regulated pursuant to 40 CFR 122.26. MS4s covered by this permit are located in urban areas with a population of at least 50,000 and cities with a population of at least 10,000. The NDDEQ may authorize other small MS4s based on criteria outlined in the Phase II Federal Stormwater Rule. The general permit requires a stormwater management program to reduce pollutants in stormwater discharges from the MS4 and includes minimum control measures as identified in 40 CFR 122.34.

MS4s included in the renewal are: Bismarck City of, Bismarck State College, Burleigh County (Urban Area), Cass County (Urban Area), Dickinson City of, Fargo City of, Grand Forks City of, Grand Forks County (Urban Area), Horace City of, Jamestown City of, Lincoln City of, Mandan City of, Minot City of, Morton County (Urban Area), ND Dept. of Transportation (Urban Area), ND State University, University of ND, West Fargo City of, and Williston City of.

### Tenative Determinations

Proposed effluent limitations and other permit conditions have been made by the Department. They assure that State Water Quality Standards and applicable provisions of the FWPCA will be protected.

### Information Requests and Public Comments

Copies of the application, draft permit, and related documents are available for review. Comments or requests should be directed to the ND Dept of Env Quality, Div of Water Quality, 4201 Normandy Street, Bismarck ND 58503-1324 or by calling 701.328.5210.

All comments received by March 09, 2026 will be considered prior to finalizing the permit. If there is significant interest, a public hearing will be scheduled. Otherwise, the Department will issue the final permit within sixty (60) days of this notice.

The NDDEQ will consider every request for reasonable accommodation to provide an accessible meeting facility or other accommodation for people with disabilities, language interpretation for people with limited English proficiency (LEP), and translations of written material necessary to access programs and information. To request accommodations, contact the NDDE