

Notice of Real Estate Sale

**IN THE STATE OF NORTH DAKOTA,
COUNTY OF ROLETTE
IN THE DISTRICT COURT,
NORTHEAST JUDICIAL DISTRICT**

U.S. Bank Trust National)
Association, as Trustee)
for LB-Ranch Series V Trust,)

**Plaintiff,) NOTICE OF REAL
ESTATE SALE**

Anna Mae Bercier and David)
A. Bercier and Louis D.)
Bercier and Midland Funding) **CIVIL NUMBER:**
LLC and State of North Dakota) **40-2025-CV-00100**
acting by and through the)
Department of Human)
Services, Child Support)
Division and all persons)
unknown, claiming any estate)
or interest in, or lien or)
encumbrance upon, the real)
estate described in the)
complaint and Heirs & Devises)
if the Estate of Anna Mae)
Bercier, and any person in)
possession, and any person)
in possession,)

Defendants,)

1. Judgment in the amount of \$45,701.13, having been entered in favor of Plaintiff and against Defendants, which Judgment was filed with the Clerk of Courts of Rolette County, North Dakota, on October 2, 2025, for the foreclosure of a real estate mortgage.

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

Lot 4 of Block "A", of City's First Addition, to the City of Rolla, Rolette County North Dakota.

Real Property address: 16 5th Ave NE, Rolla, ND 58367

The above real property is the subject of the Mortgage dated August 29, 2008, which Mortgages, Anna Mae Bercier, David A. Bercier, Louis D. Bercier, executed and delivered to CitiFinancial, Inc., and recorded in the office of the Clerk and Recorder of Rolette County, North Dakota, on September 8, 2008, Instrument Number 56579, in Book 96, at Page 166, which is subject to the entered Judgment. Said Mortgage was assigned to Plaintiff, its successors or assigns, by Assignment of Mortgage recorded June 20, 2023, Instrument Number 72014.

3. In order to realize the amount of \$45,701.13, as of October 2, 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 Rolette County, North Dakota, and easements and restrictions of record, to the highest bidder for cash under the direction of the Sheriff of Rolette County, North Dakota, at the main entrance of the Rolette County Courthouse located at 102 2nd Street NE, Rolla, North Dakota 58367, on September 15, 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 Mortgagee's attorney.

DATED this 28th day of July, 2026
SHERIFF OF ROLETTE COUNTY
Nathan Gustafson
By: Nathan Gustafson
Sheriff of Rolette

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

(August 10, 17 and 24)