

PUBLIC NOTICES

NOTICE OF HEARING

Andria L. Mueller (ID# 07282)
andria@ldstrategies.com
Probate No. 29-2024-PR-00014
Legacy Design Strategies
7 3rd Street SE, Suite 202
Minot, ND 58701
(701) 838-1998

Attorney for: Applicant
IN THE DISTRICT COURT OF
MERCER COUNTY, STATE OF NORTH
DAKOTA
In the Matter of the Estate of David
Spier, deceased
NOTICE OF HEARING APPLICATION
FOR FORMAL ADJUDICATION OF
INTESTACY AND APPOINTMENT OF A
PERSONAL REPRESENTATIVE
TO: All unknown persons and to all
known persons whose addresses are
unknown who have any interest in the
above-referenced matter.

1. NOTICE IS HEREBY GIVEN That
Shirley Schlafman has filed with the
Clerk of District Court an Application
for Formal Adjudication of Intestacy
and Appointment of a Personal
Representative.
2. Hearing has been set upon said
Application on the 5th day of June,
2024, at 9:00 a.m. via Zoom, meeting
ID 890 2320 9649, before the
Honorable Cynthia Feland, and any
person interested may appear and be
heard.
Dated this 25th day of March, 2024.
LEGACY DESIGN STRATEGIES, LLC
BY: Andria L. Mueller (ID 07282)
Attorney for Applicant
7 Third Street SE, Suite 202
Minot, ND 58701

(04-11-2024)(04-18-2024)(04-25-2024)

NOTICE OF BIDS

NOTICE IS HEREBY GIVEN, that the
Mercer County Board of Commissioners
will receive bids until 10:00 am (CT) on
May 1, 2024 for one (1) 2024 or newer
Motor Grader.
Bids will be opened and read thereafter
in the Commission meeting room of the
Mercer County Courthouse in Stanton,
North Dakota.
Specifications are available from Mercer
County Road Superintendent Office,
PO Box 412 Beulah, North Dakota
58523 and the Mercer County Auditor's
Office, PO Box 39 Stanton, North
Dakota 58571.
Bids shall be enclosed in a sealed
envelope addressed to the Mercer
County Auditor, Mercer County
Courthouse, Stanton, North Dakota
58571, and shall designate that the bid
is for "Motor Grader".
The bid shall be accompanied by a
separate envelope containing a bidder's
bond, pursuant to Section 11-11-28
NDCC, in the sum of five percent (5%)
of the full amount of the bid. Executed
by the bidder as principal and by a

security company authorized to do
business in this state, as a guarantee
that the bidder will enter into the
contract if awarded.
The Board of County Commissioners
reserves the right to reject any or all
bids, and to waive any technical defects
or irregularities in any bids, and to
hold all bids for a period not to exceed
thirty (30) days from the date of the bid
opening.
All bids shall be submitted on the
bidder's proposal furnished by Mercer
County.
The price bid for the new Motor Grader
shall be FOB Beulah, North Dakota.
The unit shall be assembled, and ready
to operate at the point of delivery.
Dated this 3rd, day of April 2024.
By Order of the Board of Mercer
County Commissioners.
Carmen Reed
Mercer County Auditor
Stanton, North Dakota 58571

(04-11-2024)(04-18-2024)(04-25-2024)

NOTICE TO CREDITORS

IN THE DISTRICT COURT OF Mercer
COUNTY, STATE OF NORTH DAKOTA
In the Matter of the Estate of Archie
Paul Rosenow, Deceased.
NOTICE TO CREDITORS
NOTICE IS HEREBY GIVEN that
the undersigned had 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 Aaron
Rosenow, personal representative of
the estate, at 754 56th Ave SW Hazen,
ND 58545 or filed with the Court.
Dated this 2nd day of April, 2024
Aaron Rosenow,
Personal Representative
754 56th Ave SW Hazen, ND 58545
Address

(04-11-2024)(04-18-2024)(04-25-2024)

NOTICE OF SALE OF REAL PROPERTY

STATE OF NORTH DAKOTA COUNTY
OF MERCER
IN DISTRICT COURT
SOUTH CENTRAL WDJICIAL DISTRICT
29-2023-CV-00090
FIRST SECURITY BANK - WEST,
Plaintiff,
v.
MOLCO, LLC; CHARITY MOHL; HOPE
OCHSNER; ANGLEE, LLC; THE
UNION BANK; MERCER COUNTY,
NORTH DAKOTA TREASURER, AND
ALL OTHER PERSONS UNKNOWN
CLAIMING ANY ESTATE OR LIEN IN
OR LIEN OR ENCUMBRANCE UPON
THE PROPERTY DESCRIBED IN THE
COMPLAINT, Defendants.
NOTICE OF SALE OF REAL
PROPERTY
1. Judgment in the amount of
\$1,480,719.49, having been entered in
favor of Plaintiff and against Defendants
MOLCO, LLC, Charity Mohl, and Hope
Ochsner, jointly and severally, which
Judgment was filed with the Clerk
of Courts of Mercer County, North
Dakota, on December 4, 2023, for the
foreclosure of a real estate mortgage.
2. Notice is hereby given pursuant to
said Judgement for the real property
commonly known as 1007 Parkway
Drive, Beulah, North Dakota 57523,
and described as: Lots 5, 6, and 7 in
Block 1, Gateway pt Addition to the
City of Beulah, Mercer County, North
Dakota. The above real property is the
subject of a Mortgage dated August
26, 2021, which Mortgagor, MOLCO,
LLC, executed and delivered to First
Security Bank - West, as Mortgagee,
and recorded in the Office of the Mercer
County Recorder, on August 30, 2021,
as Book 303 MTG
on Page 1, which is subject to the

entered Judgment.
3. In order to realize the amount of
\$1,480,719.49, as of December 4,
2023, plus interest accruing thereafter
on said amount at the rate of 10%
per year 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 Mercer County,
North Dakota, and easements and
restrictions of record, to the highest
bidder for cash under the direction of
the Sheriff of Mercer County, North
Dakota, at the main entrance of the
Mercer
County Courthouse located at 410 Van
Slyck Ave, Stanton, ND 58571, on May
23, 2024, at 10:00A.M.
4. If the sale is set aside, 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 16th day of April, 2024.
SHERIFF OF MERCER COUNTY
By: Terrance Ternes
Sheriff/Deputy Sheriff of Mercer County
WOODS, FULLER, SHULTZ & SMITH
P.C.
By Isl Jordan J. Feist
Jordan J. Feist (#08592)
PO Box 5027
300 South Phillips Avenue, Suite 300
Sioux Falls, SD 57117-5027
Phone (605) 336-3890
Fax (605) 339-3357
Email: Jordan.Feist@woodsfuller.com
Attorneys for Plaintiff

(04-25-2024)(05-02-2024)(05-09-2024)

NOTICE BEFORE FORECLOSURE

To the Title Owners, Borrowers and
Occupants of the Property:
Desiree Peters
226 Main St. W
Hazen, ND 58545
Norman E. Peters
226 Main St. W
Hazen, ND 58545
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 226 Main
St. W, Hazen, ND 58545, and more
particularly described as:
Lot 12, Lot 13, and the west half of lot
14, Block 6, original townsite to the city
of Hazen, Mercer County, North Dakota.
Notice is hereby given that a certain
mortgage, recorded against the above
described property by Desiree Peters
and Norman E. Peters, executed
and delivered to Mortgage Electronic

Registration Systems, Inc., as
Mortgagee, as nominee for Rocket
Mortgage, LLC, FKA Quicken Loans,
LLC, its successors and assigns,
dated August 31, 2021, ("Mortgage");
and given to secure the payment of
\$83,460.00, 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 Rocket Mortgage, LLC
f/k/a Quicken Loans, LLC.
The following is a statement of the
sum due for principal, interest, taxes,
insurance, maintenance, etc. as of
November 30, 2023:
Principal \$80,526.48
Interest to 12/11/2023 @ 3.75% \$2,599.23
MIP/PMI \$108.96
Escrow Advance \$2,802.06
Late Charges \$30.00
Recoverable Balance \$80.00
Suspense \$-57.72
Grand Total \$86,089.01
That as of November 30, 2023, 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 \$8,243.56
Late Charges \$30.00
Property Inspection Fees \$80.00
Suspense \$-57.72
Grand Total \$8,295.84
In the event that you either payoff or
reinstatement the loan, payment must
be paid by certified funds, and made
payable to Rocket Mortgage, LLC
f/k/a Quicken Loans, LLC, 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: November 30, 2023
Halliday, Watkins & Mann, P.C.
/s/ Zachary Nesbit
Zachary Nesbit
Attorney for Creditor
376 East 400 South, Suite 300
Salt Lake City, UT 84111
Tel: 801-355-2886
Fax: 801-328-9714
Email: zach@hwmlawfirm.com
HWM: ND21449

(04-18-2024)(04-25-2024)(05-02-2024)

HAZEN CITY COMMISSION REGULAR MEETING

April 1, 2024
Hazen City Hall
Present: Commissioner Pillar and
Commissioner Stern.
Absent: President Obenauer,
Commissioner Haack, and
Commissioner Wiedrich
Others Present: Auditor Erhardt.
The meeting was called to order at
5:29 PM by Vice-President Pillar.
Vice-President Pillar declared a lack of
quorum for the meeting.
Approval of Bills: Commissioner
Stern moved to approve the bills, as
presented, second by Commissioner
Pillar. Pre-paid and bills approved

for payment are as follows: USPS,
361.61; CVB, 39121.13; D&E Supply
Co, 165.70; Elan Financial, 1531.24;
Environmental Equip & Services LLC,
7013.77; Further, 6.50; HCD, 60.00;
Hazen Mercantile Inc, 145.39; Hazen
Rural Fire Dept, 2508.50; Krause's,
228.39; Marco Technologies LLC,
343.38; Menards, 191.52; Monte
Erhardt, 150.70; Moore Engineering
Inc, 2222.94; ND League of Cities,
250.00; Northern Safety Co Inc, 76.52;
Railroad Management Co LLC, 379.14;
Samantha Melberg, 334.44; Sletten
Excavating, 8685.00; SW Water
Authority, 26649.80; Stamps.com,

105.69; Stein's Inc, 120.00; Swanston
Equipment Corp, 1210.27; Universal
Premium Fleetcard, 1111.47. On roll call
vote: Stern, "Aye", Pillar, "Aye", motion
carried.
There being no further business, the
meeting was adjourned at 5:30 PM
CT. The next regular meeting of the
commission is scheduled for Monday,
April 15, 2024, at 5:30 PM CT in the
Commission Room of the Hazen City
Hall.
Approved: Jerry Obenauer, President
Attest: Monte J. Erhardt, Auditor

(04-25-2024)

CITY OF HAZEN BOARD OF EQUALIZATION MEETING

April 9, 2024
Hazen City Hall
Present: President Obenauer,
Commissioner Haack, Commissioner
Pillar, Commissioner Stern and
Commissioner Wiedrich
Others Present: Editor Arens,
Assessor/Auditor Erhardt, Dan Janula,
Vern Baesler, and Cheryl Clarys.
The meeting was called to order at 5:30
PM by President Obenauer.
Assessor/Auditor Erhardt informed the
commission that thirty (30) sales were
used to calculate a median ratio of
95.93, bringing the total property value
to \$185,807,600, an increase of 4.25%
from the previous year. The board was
informed that one hundred forty-six
(146) notices of increases were mailed
with the majority relating to increased
costs and condition changes of
detached garages, expired exemptions,
or new construction. Assessor Erhardt
informed the board that three property
owners had contacted him, prior to the
meeting, and he will be reviewing the

property to determine if there is any
erroneous information that needs to be
corrected. Dan Jangula addressed the
board questioning the increase in his
property's value stating that he does
not intend to argue the increase but
wanted clarification as to why. It was
pointed out that because of property
sales, and the updates in calculations
of construction costs, that almost
every property in the city experienced
an increase from the previous year
but not everyone exceeded the 10%
and \$3000 trigger to receive a notice.
Assessor Erhardt is willing to meet with
Mr. Jangula to ensure the information
maintained by the city is correct. Vern
Baesler also addressed the board about
the increase in value of his property and
a time will be determined for Assessor
Erhardt to meet and review his property
information. Mr. Baesler indicated that
his property is only one of a couple
of properties that have an earthen
floor in the basement. Cheryl Clarys
addressed the board regarding the

increase in value of her property stating
that she only painted the structure in the
past year which would not cause such
an increase. A meeting will be held with
Ms. Clarys to review, and verify, the
city's information about her property.
The commission was also informed
that one hundred two (102) Homestead
Credit applications were sent out, with
all but twenty-four (24) having been
returned and eleven (11) properties
have applied/qualified for exemptions.
As there are still questions about the
values of several properties, President
Obenauer recessed the meeting of the
Board of Equalization and the board
will reconvene on Monday, April 15th,
at 5:30 PM to continue the equalization
process.
There being no further business before
the board, the meeting was adjourned
at 5:43 PM CT.
Approved: Jerry Obenauer, President
Attest: Monte J. Erhardt, Auditor

(04-25-2024)

Your right to know...