

Legals: Your Right to Know

Notice of Hearing

AMENDED NOTICE OF HEARING
COURT FILE NO. 38-2024-PR-00024

IN THE DISTRICT COURT OF RENVILLE COUNTY, STATE OF NORTH DAKOTA In the Matter of the Estate of Bonita Suckow, Deceased.

1. PLEASE TAKE NOTICE that a hearing on the Petition for Determination of Descent has been set in the above-entitled matter; said matter will be heard before the Court via the ZOOM app or go to www.zoom.us and click "Joint Meeting." Once prompted, enter the following Meeting ID: **726 947 9533**; Password: **487534**. If you do not have the technology or connect via video, you must call into Zoom at: 1-888-788-0099 with the same Meeting ID and Password listed above, on January 22, 2025, at 10:00 a.m., or as soon thereafter as counsel can be heard.

Dated: December 12, 2024.
 JAMES R. BULLIS, P.C.
 By *Savanah F. Glover*
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 Attorneys for: Petitioner

Notice of Real Estate Sale

CIVIL NUMBER:
38-2024-CV-00043

IN THE STATE OF NORTH DAKOTA, COUNTY OF RENVILLE, IN THE DISTRICT COURT, NORTHEAST JUDICIAL DISTRICT.

Nationstar Mortgage LLC,
 Plaintiff,

v.

John Samuel Teed, and any person in possession,
 Defendants.

1. Judgment in the amount of \$153,385.20, having been entered in favor of Plaintiff and against Defendants, which Judgment was filed with the Clerk of Courts of Renville County, North Dakota, on October 9, 2024, for the foreclosure of a real estate mortgage.

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

Lot 1, Grigsby Subdivision of Grigsby Addition to the City of Glenburn, Renville County, North Dakota.

Real Property address: 507 Centennial Drive, Glenburn, ND 58740.

The above real property is the subject of the Mortgage dated May 16, 2012, which Mortgages, John Samuel Teed, executed and delivered to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for USAA Federal Savings Bank, its successors and assigns, and recorded in the office of the Clerk and Recorder of Renville County, North Dakota, on May 22, 2012, Instrument Number 195302, in Book 197MT, at Page 261, which is subject to the entered Judgment. Said Mortgage was assigned to Plaintiff, its successors or assigns, by Assignment of Mortgage recorded July 25, 2022, Instrument Number 210043, as corrected by the Corrective Corporate Assignment of Mortgage recorded on July 31, 2023, Instrument Number 211094.

3. In order to realize the amount of \$153,385.20, as of October 9, 2024, plus interest accruing thereafter on said amount at the rate of 3.87500% 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 Renville County, North Dakota, and easements and restrictions of record, to the highest bidder for cash under the direction of the Sheriff of Renville County, North Dakota, at the main entrance of the Renville County Courthouse, located at 205 Main Street E, Mohall, North Dakota 58761, on February 6, 2025 ("Sale Date"), at 11:00 a.m.

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 Mortgagee, the Mortgagee, or the Mortgagee's attorney.

DATED this 13th day of December, 2024.

SHERIFF OF RENVILLE COUNTY
 By: Sargeant Alex Cook
 Sheriff/Deputy Sheriff of Renville
 Halliday, Watkins, and 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
 Telephone: (801) 355-2886
 Email: tylerw@hwmlawfirm.com
 Bar: 10014

12-14c

Mohall City REGULAR MEETING OF THE MOHALL CITY COUNCIL Mohall Plaza Conference Room/Solarium 12/9/2024 7:00 p.m.

The meeting was called to order with Mayor Witteman presiding. Roll call was taken.

PRESENT: Mayor Tom Witteman, Council Members Rick Haman, Mike Duckett, Alex Cook, John Nilsen and Mike Lamb.

ABSENT: Dana McIntyre.
 OTHERS IN ATTENDANCE: Chris Copeland, Chad Hassan, and Justin Ahmann.

Moved by Nilsen and seconded by Lamb to add the following Agenda items: 1.) Sales Tax Committee resignation. 2.) Transfer of Liquor License 3.) Employee Christmas leave 4.) Overgrown lawn policy. All voted "aye". None voted "nay". Motion carried.

Moved by Duckett and seconded by Nilsen to approve the minutes of the Regular Council Meeting on November 12th, 2024. All voted "aye". None voted "nay". Motion carried.

Sales Tax Committee resignation: Mayor Witteman informed the Council of Bruce Baska's resignation from the Sales Tax Committee. Moved by Cook and seconded by Haman to accept Bruce Baska resignation from the Sales Tax Committee. All voted "aye". None voted "nay". Motion carried.

Transfer of Liquor License: Moved by Haman and seconded by Lamb to approve the transfer of Double J's Bar and Grill Liquor License to the Mohall Community Center at 807 Highway 5 East on January 10th, 2025. All voted "aye". None voted "nay". Motion carried.

Employee Christmas leave: Moved by Cook and seconded by Nilsen to approve employee Christmas leave on December 24th, 25th, and 26th, 2024. All voted "aye". None voted "nay". Motion carried.

Overgrown lawn policy: Nilsen expressed concern with the overgrown lawn policy. Recommended that now that we have adequate staff that the city Public Works do the mowing for the overgrown lawns next summer. Moved by Haman and seconded by Cook to table the discussion until next spring and look at the Ordinance and policy at that time. All voted "aye". None voted "nay". Motion carried.

Renville County/Andy Gates: Gates, representing Renville County, attended to discuss the options for purchasing the old city hall building on Main Street. Legal options, bid process and getting an appraisal were discussed. Moved by Lamb and seconded by Cook to authorize the hiring of an appraiser, up to \$2000.00, to appraise the city hall property. By roll call vote: Council Members Haman, Duckett, Cook, Lamb and Nilsen

voted "aye". None voted "nay". Motion carried. A Resolution was introduced to sell the city hall property, however, details for the property and the bid process will be published at a later date.

Mayor Witteman reported on general business of the city:

- Talked about the few snow events we had and the Public Works crew did a great job with the snow removal.

- Discussed the Mohall Plaza updates and cost analysis.

Reviewed and discussed the November Sheriff's report.

Employee Review Committee: The Committee met and recommended the following Employee bonuses: City Auditor \$900.00; Assistant Auditor \$700.00; Public Works \$400.00 each; Librarian \$500.00; Landfill Attendant, Fairground Janitor, Community Center Maintenance, Cemetery Sexton, and City Laborer \$100.00 each. Moved by Nilsen and seconded by Cook to approve the recommendation of the Committee for Employee bonuses. By roll call vote: Council Members Haman, Duckett, Cook, Lamb, and Nilsen voted "aye". None voted "nay". Motion carried. The Committee recommended the following 2025 Employee salaries: Bi-weekly payroll for City Auditor \$2600.00; Assistant Auditor \$2450.00; Public Works \$2432.00 each; Librarian \$18.50/hour; Landfill Attendant \$20.00/hour; and City Laborer \$20.00/hour. Moved by Nilsen and seconded by Lamb to approve the recommendation of the Committee for Employee salaries. By roll call vote: Council Members Haman, Duckett, Cook, Lamb, and Nilsen voted "aye". None voted "nay". Motion carried.

Sales Tax Committee: The Committee met via a text meeting to discuss one application from the Mohall Food Pantry. They recommended giving the Mohall Food Pantry a grant of \$548.19 for shelving. Moved by Haman and seconded by Duckett to approve the recommendation of the Committee to grant the Mohall Food Pantry \$548.19 for shelving. By roll call vote: Council Members Haman, Duckett, Cook, Lamb, and Nilsen voted "aye". None voted "nay". Motion carried.

Utility Committee: The Committee met to discuss the new Circle Sanitation contract. The discussion was to continue to implement the 3% increase as of January 1st of each year and to implement the second and third totes at \$6.50 each.

Liquor License Approval: Moved by Haman and seconded by Lamb to approve the Liquor License application and Sunday opening for 2025 for Double J's Bar and Grill LLC. All voted "aye". None voted "nay". The motion carried. Moved by Haman and seconded by Nilsen to approve the Liquor License application and Sunday opening for 2025 for Drinks 4.0 LLC. All voted "aye". None voted "nay". The motion carried.

Moved by Nilsen and seconded by Cook to publish a Christmas Greeting for the City and the Library in the Renville County Farmer similar to last year. The city greeting will be color and the library greeting will be black and white. By roll call vote: Council Members Haman, Duckett, Cook, Lamb, and Nilsen voted "aye". None voted "nay". Motion carried.

American Rescue Plan Act (ARPA): Discussed the details of the funds. The deadline to obligate the allocation we received from the ARPA is December 31st, 2024. Moved by Nilsen and seconded by Cook to obligate the Engineer Contract for the Central Ave Sidewalk and Lighting project for \$48,350.00 and the balance

of the fund will be expenditures that were allocated in 2024 for streets, water and sewer. By roll call vote: Council Members Haman, Duckett, Cook, Lamb, and Nilsen voted "aye". None voted "nay". Motion carried.

Public Works Report: Hassan and Copeland reported that they did find a Bobcat Grader for \$8553.90. Discussed purchasing and renting options. Talked about trying it out to make sure it will work for what they are looking for. Moved by Haman and seconded by Lamb to try out the Grader with option to buy, at the Public Works employee digression for \$8553.90. By roll call vote: Council Members Haman, Duckett, Cook, Lamb, and Nilsen voted "aye". None voted "nay". Motion carried. Discussed replacing the Quonset garage doors and adding heat if need be if the old city hall property is sold.

Justin Ahmann, Ackerman-Estvold Engineering, addressed the following:

- Main Street Mill and Overlay (NDS) project will be bid in February through the NDDOT.

- Central Ave Sidewalk and Lighting project will be bid in March.
- Lead Service Line- DEQ is in the process of working on the Engineer contract to move to Phase II, Part A to get more surveys completed.

Discussed a cost analysis of the Mohall Community Center for 2024. Discussed the November 2024 Financial Statements for the City, Sales Tax Fund, and Airport. Moved by Cook and seconded by Duckett to approve the financial statements as discussed. All voted "aye". None voted "nay". Motion carried.

Moved by Duckett and seconded by Cook to pay the approved bills. By roll call vote: Council Members Haman, Duckett, Cook, Lamb, and Nilsen voted "aye". None voted "nay". Motion carried.

The meeting was adjourned by call of Mayor Witteman.

Cheryl Overby, City Auditor
 Tom Witteman, Mayor

A look back on the RCF headlines from 2024

(CONTINUED FROM PAGE 2)
JULY CONTINUED
 recipients.

ND State Fair Foundation and Hess honor scholarship winners.

Department of Environmental Quality urges caution during smoky conditions.

AUGUST

MLS School Supply Giveaway on Monday, August 12th at Zion Lutheran Church - Mohall.

Fun day held during Mohall's Mayhem on August 1st.

Federal Aviation Administration awards more than \$13 million to North Dakota Airports.

Mohall Community Band Concert will be held Thursday, August 8th.

All Faith Chapel to host afternoon retreat on Sunday, August 11th.

MLS students to register for classes August 12th and 13th.

Football practice for the Mavericks begins Thursday.

Registration has begun for the Fall 2024 High School Trapshooting League.

Mohall Public Library will be closed from August 12th to 16th.

Movie in the Mohall City Park August 13th.

Classes for the 2024 - 2025 school year started today, August 14th at Glenburn Public School.

Mohall Chamber of Commerce holds ribbon cutting for Body Benefits by Sky.

Commemorative bricks placed on the west wall of the Mohall Pool.

Mohall Area Community Foundation is seeking 2024 grant applications.

VA Fargo to hold a summer VetFest Thursday, August 22nd.

Maverick Booster Club looking for ticket takers for home volleyball matches and basketball games.

Classes started today at the Mohall Lansford Sherwood School District.

Maverick Booster Club to host their annual tailgate/membership drive this Friday, August 23rd.

105 years of history for the New Horizons Church of Mohall.

MLS Dollars for Scholars looking for sponsors for home games and matches.

Mouse River Loop Pheasants announces scholarship recipient.

Estimated tax statement being sent to Renville County property owners.

Mouse River Park All Faith Chapel Pie Social Sunday, August 25th.

Bethel Lutheran Church preparing for their second year of AWANA.

AARP seeks 2024 Andrus Award

for Community Service nominees.

MLS Kindergarten students excited to begin their years of schooling.

Three new faculty members at MLS this year.

Mohall Splashpad open for all to enjoy during the warmer days.

ND Behavioral Health School Grants support student success.

SEPTEMBER

Books are on the shelves in the Mohall Public Library's new location and the Library is open to the public.

Glenburn School welcomed two new staff members this year.

Put the Phone Away or Pay. Alzheimer's virtual presentation to be held Friday, September 13th.

Mohall Public Golf Course Cash Calendar winners announced.

Free and reduced-price meals available from your county school.

Hoeven statement on USPS decision to retrain local mail processing in Bismarck.

6th and 9th District American Legion Posts and Auxiliary to gather in Watford City Saturday, September 14th.

Department Environmental Quality urges caution during smoky conditions.

Mohall Harvest Festival this Saturday, September 14th at the Mohall Fairgrounds.

Homecoming September 23rd to 27th at the MLS Public School.

Glenburn Public School shows an increase in one student, and MLS School enrollment stays the same.

Motorcycle accident east of Grano claims the life of one individual.

"Suicide: The Ripple Effect" to be shown at the Kenmare Theatre on September 25th.

Mohall Food Pantry will be moving to the Mohall Plaza.

Queen Emerson and King Jaren chosen to reign during MLS Homecoming Week.

Glenburn PreK and Kindergarten students enjoying their school year.

Homecoming Week at the Glenburn School is September 30th to October 4th.

Renville County notice of absentee/mail ballot application.

Mohall Area Community Foundation grant application deadline extended.

First District Health schedules flu clinics.

Western North Dakota Honor Flight to take 107 veterans to Washington, D.C.

OCTOBER

Mohall Lansford Sherwood, Mandan, and Beach Schools receive 'Blue Ribbon' honors.



CHECK TWICE BEFORE DONATING

It's the season of giving, and for those in the spirit, telling the difference between a real charity and a fake one can be a challenge. Legitimate charities make a big push at year-end for last-minute annual donations. Scammers know this and make their own end-of-year push to line their pockets.

If a charity solicits you for a donation, even if your first instinct is to contribute, take a pause. Many fake charities have legitimate-looking websites and names, making them hard to identify as fraudulent. Others are registered nonprofits but devote little of the money they raise to the programs they promote.

Research the charity on sites such as give.org, CharityNavigator.org, or CharityWatch.org to make sure that it's legitimate and to find out what percentage of their donations are actually used to serve their stated mission versus paying for overhead and fundraising.

Be a fraud fighter! If you can spot a scam, you can stop a scam. Report scams to local law enforcement. For help from AARP, call (877) 908-3360 or visit the AARP Fraud Watch Network at www.aarp.org/fraud-watchnetwork.

Larry Aberle Retirement Party

Come join us to celebrate Larry

Friday, January 10
 4:00 p.m. - 8:00 p.m.
 Mohall Community Center
 No gifts please

Gate City Bank
 (MOHALL BRANCH)
WILL BE CLOSED ALL DAY
Wednesday, January 1st
 in observance of **New Years Day**

CITIZENS STATE BANK
 at Mohall

Offices in Mohall - Sherwood - Lansford
WILL CLOSE AT 2:00 P.M.
Tuesday, December 31st and Closed All Day Wednesday, January 1st
 in observance of **NEW YEARS**

ATMS AVAILABLE
 24 HOURS - EVERYDAY



NEW HOOPSTERS HAVE ARRIVED!

2024 - 2025

Girls' and Boys' Hoopsters

\$25 Plus Tax

Available at the **Renville County Farmer**

- Mohall -