Classifieds

RIBUNE CLASS FEDS P.O. BOX 1150, MINOT, N.D. • 701-857-1900 • WWW.THEPIERCECOUNTYTRIBUNE.COM





SERVICES FOR HIRE

CONTROL PROTECT PEST YOUR HOME from pests safely and affordably. Roaches, Bed Bugs, Rodent, Termite, Spiders and other pests Locally owned and affordable. Call for service or an inspection today! 833-406-0253 Have zip code of property ready when calling!

BATH & SHOWER UPDATES in as little as ONE DAY! Affordable prices No payments for 18 months! Lifetime warranty & professional installs. Senior & Military Discounts avail-able. Call: 1-833-787-0317

REAL ESTATE FOR SALE 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 valuation.

MISCELLANEOUS FOR SALE

NEED NEW FLOORING?

WE BUY VINTAGE GUITAR'S! 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

CA\$H PAID FOR HIGH-END MEN'S SPORT WATCHES! Rolex, DONATE YOUR VEHICLE to fund Breitling, Omega, Patek Philippe,

HARV CRES WANTED

Porter Harvesting, a 3rd generation crew is looking to add harvesting acres. We run three (3) 7250s, 2 carts & 4 Peterbilt trucks. Please call Joe 620-897-7555.

AUTOS WANTED

the SEARCH FOR MISSING CHIL

HEALTH/MEDICAL/ **MISCELLANEOUS**

OVERPAYING FOR HEALTH IN-SURANCE! A recent study shows that a majority of people struggle to pay for health coverage. Let us show you how much you can save. Call Now for a no-obligation quote: 1-833-443-2792. You will need to have your zip code to connect to the right provider!

INJURED IN AN ACCI-DENT? Don't Accept the insurance company's first offer. Many injured parties are entitled to cash settlements in the \$1000's. Get a free evaluation to see what your case is really worth. 100% Free Evaluation. Call Now: 1-833-442-3440.

DON'T PAY FOR COVERED HOME REPAIRS AGAIN! Our home warranty covers ALL MAJOR SYSTEMS AND APPLIANCES. We

day to schedule a FREE in-home estimate on Carpeting & Flooring. Call and Speedmaster. These brands only! Today! 1-833-641-6785

Heuer, Daytona, GMT, Submariner Call 1-833-641-6634

DREN. FAST FREE PICKUP. 24 hour response. Running or not. Maximum Tax Deduction and No Emission Test Required! Call 24/7: 1-833-545-0694

Pills SPECIAL \$99.00! 100% guaranteed. CALL NOW! 1-833-641-3417

COUNTY T

stand by our service and if we can't VIAGRA and CIALIS USERS! 50 fix it, we'll replace it! Pick the plan that fits your budget! Call: 1-833-441-3591

Place a 25-word Classifieds Ad in 89 daily and weekly newspapers in North Dakota for just \$160. Call The Minot Daily News Classifieds Department at 857-1910 for full details.

PUBLIC NOT

Galen J. Mack SBAND 04398 Mack Law Offices, P.C. 120 2nd Street SE PO Box 196 Rugby ND 58368 701-776-5246 Probate No. 35-2025-PR-00008 Attorney for Personal Representa-

IN THE DISTRICT COURT OF PI-ERCE COUNTY, STATE OF NORTH DAKOTA

IN THE MATTER OF THE ESTATE OF ANGELA FRANCINE HERMAN, 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 said deceased are required to present their claims within three months after the date of the first publication or mailing of this notice or said claims will be forever barred. Claims must either be presented to Robyn A. Mygland, 6650 32nd Avenue NE, Rugby, ND 58368, or filed with the Court. Date:June 27, 2025 Galen J. Mack

Galen J. Mack Mack Law Offices, P.C. Robyn A. Mygland Personal Representative Attorney for Personal Representa-

tive

(July 5, 12, 19, 2025)

NOTICE BEFORE FORECLOSURE

To the Title Owners, Borrowers and Occupants of the Property: Skyler Kern 212 9th St. SF

Rugby, ND 58368 Pursuant to the provisions of the Federal Fair Debt Collection Prac-tices Act, you are advised that un-less 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 very a group of gub wariight and 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 pur-At this time, no attorney with this

firm has personally reviewed the particular circumstances of your ac-count. 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 212 9th St. SE, Rugby, ND 58368, and more The West 10 feet of Lot One (1), Block One (1), Bjorke's Addition to the City of Rugby, Pierce County, North Dakota; And, a tract of land in Outlot 1 in the

NE1/4SW1/4 of Section 1, Township 156 North, Range 73 West:

156 North, Hange /3 West: Commencing at a point 25 feet due East from the NE corner of Lot 16, Block 2, Frydenlund's Terrace to the City of Rugby, Pierce County, North Dakota, thence due East a distance of 39 feet, thence due South at right angles a distance of 160 feet, thence due West at right angles a distance of 39 feet, thence due North at right angles a distance of 160 feet to the point of beginning. 160 feet to the point of beginning; And, a tract or parcel of land bound-ed and described as follows, to-wit: Beginning at a point of 14 feet due East from the NE corner of Lot 16, Block 2, Frydenlund's Terrace to the City of Rugby, North Dakota, thence running due East a distance of 11 feet, thence due South a distance of 160 feet, thence due West a dis-tance of 11 feet, thence due North a distance of 160 feet to the point of beginning, all in Section 1, Township 156 North, Range 73 West, Pierce County, North Dakota.

Notice is hereby given that a certain mortgage, recorded against the above described property by Skyler Kern, executed and delivered to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Broker Solutions, Inc., dba New American Funding, its suc-cessors and assigns, dated August 24 2022 ("Mootgage"): and given to 24, 2022, ("Mortgage"); and given to secure the payment of \$152,192.00, and interest and other fees and costs according to the terms and ob-ligations of a certain promissory note, is in default. The current Mortgagee of the Mortgage is New American Funding LLC f/k/a Broker Solutions, Inc., d/b/a New American

Funding. The following is a statement of the sum due for principal, interest, taxes, insurance, maintenance, etc. as of February 12, 2025: Principal

\$148.389.20 Interest to 02/21/2025 @ 5.75% \$6,830.79 Pro Rata MIP/PMI

\$102.45

Escrow Advance \$2,743.82 Total Fees \$36.50 Late Charges \$422.07 Corporate Advances \$715.00 Grand Total \$159 239 83

That as of February 12, 2025, 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 \$11,293.38 Late Charges \$422.07 Late Charges Forecasted \$35.53 Recoverable Corporate Advance \$460.00 Grand Total \$12,210.98

In the event that you either payoff or reinstatement the loan, payment must be paid by certified funds, and made payable to New American Funding LLC f/k/a Broker Solutions, Inc., d/b/a New American Funding, 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 addi-Additionally, you must pay any addi-tional 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 fore-closure action to assert that no de-fault 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 Mort-gage 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. Sheriff's Sale. Date: February 12, 2025 Halliday, Watkins & Mann, P.C. /s/ Tyler S. Wirick Tyler S. Wirick Attorney for Creditor 376 East 400 South, Suite 300 Salt Lake City. UT 84111 Salt Lake City, UT 84111 Tel: 801-355-2886 Fax: 801-328-9714 Email: tylerw@hwmlawfirm.com HWM: ND21780

CES

(July 5, 12, 19, 2025)

Notice of Public Hearing Platting of Outlot 619

Platting of Outlot 619 The City Planning and Zoning Com-mission will hold a public hearing concerning the platting of land as filed by Todd Hageness of Rugby, ND 58368 owner of an un-platted parcel of land to be named Outlot 619. Legal Description of the plat boundaries involved are as follows: Outlot 619 - of the N 1/2 NE 1/4 of Section 11, Township 156 N, Range 73 W Extra-Territorial Jurisdiction of the City of Rugby,

the City of Rugby, County of Pierce, North Dakota A map of the proposed plat request is on file and available for public inspection at the office of the City Au-ditor in the City Hall Building, during normal business hours. Said hearing will be held in the City Council Chamber Meeting Room in the Rug-bu Musical Array of 10 to 10 Chamber Meeting Hoom in the Hug-by Municipal Armory at 1015 South Main Ave, Rugby, ND, on Monday July 14, 2025, at 7:30pm. The public is invited to attend in person or prepare written comments to the at-tention of the City Auditor's Office, City Hall Building, 223 South Main Avenue, Rugby, ND 58368. Dated this 30th day of June 2025 Jennifer Stewart City Auditor

City Auditor

Legal Notices run every week in the Pierce County Tribune. If you have a legal notice that needs to be published, please call 701-857-1920, or email legals@ thepiercecountytribune.com

ABBREVIATED NOTICE OF INTENT TO ADOPT, AMEND, AND REPEAL **ADMINISTRATIVE RULES RELATING TO** DEPARTMENT OF WATER **RESOURCES OPERATIONS** TAKE NOTICE that the North

Dakota Department of Water Resources will hold two public hearings to address proposed changes to the N.D. Admin. Code related to legislative changes, clarifying existing provisions, and updating the fee structure for sovereign lands violations at 9 am on Thursday, August 28, 2025, at 225 4th Street N., Fargo, ND 58102, and at 1 pm on Tuesday, September 2, 2025, at 1200 Memorial Highway, Bismarck, ND 58504. The hearings will also be available to be streamed online. The links for virtual attendance are available at dwr.nd.gov.

A copy of the proposed rules may be obtained by writing the Department of Water the Resources at 1200 Memorial Highway, Bismarck, ND 58504, 701-328-2750. calling or online at dwr.nd.gov. Written comments may be submitted online at dwr.nd.gov, sent to the above address, or emailed asebach@nd.gov with subject, "Administrative Code Comments – General" until 5 pm on September 12, 2025. If any accommodations are needed related to this rule update or public hearing attendance. contact the Department's Rights Civil Compliance Coordinator at 701-328-1956 or ckadrmas@ nd.gov at least 24-hours prior to the public hearing. Dated this 1st day of July /s/ Reice Haase, Director; Department of Water

(July 12, 2025)

ABBREVIATED NOTICE OF INTENT TO ADOPT, AMEND, AND REPEAL **ADMINISTRATIVE RULES RELATING TO** DEPARTMENT OF WATER **RESOURCES REGULATORY** PROCESSES

TAKE NOTICE that the North Dakota Department of Water Resources will hold a public hearing to address proposed changes to the N.D. Admin. Code related to regulatory processes for construction permits, drainage permits, and drainage complaint and appeal reviews at 10:30 am on Thursday, August 28, 2025, at 225 4th Street N., Fargo, ND 58102, and at 2:30 pm on Tuesday, September 2, 2025, at 1200 Memorial Highway, ND 58504. Bismarck, hearings will also be available to be streamed online. The links for virtual attendance are

available at dwr.nd.gov. A copy of the proposed rules may be obtained by writing the Department of Water Resources at 1200 Memorial Highway, Bismarck, ND 58504, calling 701-328-2750, or online at dwr.nd.gov. Written calling comments may be submitted online at dwr.nd.gov, sent to the above address, or emailed asebach@nd.gov to with

the subject, "Administrative Code Comments – Regulatory Processes" until 5 pm on September 12, 2025. If any accommodations are needed related to this rule update or public hearing attendance, contact the Department's Civil Rights Compliance Coordinator at 701-328-1956 or ckadrmas@ nd.gov at least 24-hours prior to the public hearing.

Dated this 1st day of July, 2025.

Reice Haase, Director /s/ Department of Water Resources

(July 12, 2025)

the City August City of Rugby July 5, 2025, and July 12, 2025 (July 5, 12, 2025) 2025 Resources