

PUBLIC NOTICES

NOTICE OF REAL ESTATE SALE

IN THE STATE OF NORTH DAKOTA,
COUNTY OF MERCER
IN THE DISTRICT COURT, SOUTH CEN-
TRAL JUDICIAL DISTRICT
Lakeview Loan Servicing, LLC,
Plaintiff,

v.
Alexander Barnes and Amanda Milhausen,
and any person in possession,
Defendants.

NOTICE OF REAL ESTATE SALE
CIVIL NUMBER: 29-2025-CV-00016
1. Judgment in the amount of \$258,686.10, having been entered in favor of Plaintiff and against Defendants, which Judgment was filed with the Clerk of Courts of Mercer County, North Dakota, on June 12, 2025, for the foreclosure of a real estate mortgage.
2. Notice is hereby given pursuant to said Judgment that the real property described as: The West 41 feet of Lot 3 and all of Lot 4, Block 9, Temme Addition to the City of Beulah, Mercer County, North Dakota.
Real Property address:522 1st Avenue NW, Beulah, ND 58523
The above real property is the subject of the Mortgage dated August 9, 2021, which Mortgages, Alexander Barnes, Amanda Milhausen, executed and delivered to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Flagstar Bank, FSB, its successors and assigns and recorded in the office of the Clerk and Recorder of Mercer County, North Dakota, on August 11, 2021, Instrument Number 222705, in Book 302 MTG, at Page 221, which is subject to the entered Judgment. Said Mortgage was assigned to Plaintiff, its successors or assigns, by Assignment of Mortgage recorded January 12, 2023, Instrument Number

225616, in Book 57 ASSGN, at Page 557.
3. In order to realize the amount of \$258,686.10, as of June 12, 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 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 January 6, 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 21st day of November, 2025.
SHERIFF OF MERCER COUNTY
Terry Ternes
By: Terry Ternes
Sheriff / Deputy Sheriff of Mercer
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

(12-11-2025)(12-18-2025)(12-25-2025)

MERCER COUNTY COMMISSION MINUTES

December 3, 2025
The meeting was called to order at 8:05 a.m. by Chairman Gene Wolf.
Present were Commissioners Rick Bauman, Jamee Folk, Mark Pierce, Casey Voigt, Auditor Carmen Reed, and Dan Arens of the Hazen Star. Others present during the meeting were Sheriff Terry Ternes, Deputy Auditor Mark Erhardt, HR/EM Director Alice Grinsteinner, City of Beulah Representative Beaver Brinkman, Assistant Highway Superintendent Dennis Olheiser, Highway Department Administrative Assistant Rachel Grimm, RDO Equipment Representatives Scott Owens and Darrell Bauer, Butler Machinery Representative Kasey Erickson, Moore Engineer Tom Weigel, and R & R Properties Representative Rod Schaper. Pledge of allegiance was said.
Bauman moved to approve the amended agenda. Folk seconded. All voted aye. Motion carried.
Voigt moved to approve the November 19, 2025 meeting minutes as presented. Bauman seconded. All voted aye. Motion carried.
Beulah City representative Beaver Brinkman presented information regarding the County and City of Beulah Joint Zoning Area on the north end of the Beulah City Limits.
HR/EM Director Alice Grinsteinner presented the updated Holiday Policy. Pierce moved to postpone Holiday Policy actions until next meeting. Folk seconded. All vote aye. Motion carried. Grinsteinner presented the updated Inclement Weather and Emergency Closing Policy. Folk moved to postpone Inclement Weather Policy actions until next meeting. Bauman seconded. All voted aye. Motion carried.
Voigt made the following resolution, THEREFORE, BE IT RESOLVED that the Mercer County Commission approves the

established 7 precincts and set polling locations for the 2026 election cycle as Vote by Mail and the Beulah Civic Center; and authorizes the Mercer County Auditor to establish early vote and absentee ballot precinct as necessary. Folk seconded. All voted aye. Motion carried.
Bauman made a motion to approve the 2026 Election Joint Powers Agreement with the cities and schools as presented. Voigt seconded. All voted aye. Motion carried.
Bauman moved to approve the updated R&R Properties LLP purchase agreement for the .75 acres for \$101,000 as presented. Voigt seconded. All voted aye. Motion carried.
Recessed at 8:51 a.m.
Reconvened at 9:02 a.m.
Assistant Highway Superintendent Dennis Olheiser advised that the Motor Grader bid be awarded to RDO. Bauman moved to approve the awarding of the Motor Grader bid to RDO Equipment. Pierce seconded. All voted aye. Motion carried.
Moore Engineer Tom Moore reviewed the GIS/Land Use Map update and will provide more in-depth information regarding a countywide GIS system in January, 2026. Portfolio updates were given.
Pierce moved to approve all bills as presented. Folk seconded. All voted aye. Motion carried. The following bills were approved for payment: ADVANCED BUSINESS METHODS \$1,649.40; ANTELOPE CREEK TRUCKING INC \$3,611.25; BIEBER, GERALD \$7.00; BRONSON'S MARKETPLACE \$5,660.24; CITY OF BEULAH \$98.65; COLE, SHANNON \$32.20; D & E SUPPLY CO INC \$533.60; DANA SAFETY SUPPLY, INC. \$1,721.00; DISCOUNTCELL, LLC \$395.00; ELECTRONIC COMMUNICATIONS INC \$1,396.04; ESLINGER, MIKE \$7.00; GRINSTEINER, ALICE \$913.70; HAFNER, KEVIN \$23.80;

HAZEN HARDWARE HANK \$68.12; KRAUSE SUPER VALU \$53.49; MERCER COUNTY HIGHWAY DEPARTMENT \$1,625.56; MERCER COUNTY TREASURER \$4,729.69; MONTANA DAKOTA UTILITIES \$79.44; NAPA \$1,135.35; ND ASSOCIATION OF COUNTIES \$66,074.22; ND SECRETARY OF STATE \$36.00; NEUBERGER OIL COMPANY \$5,378.13; North Central International, LLC \$10,632.02; NORTHWEST TIRE AUTO SERVICE INC. \$13,987.78; OFFICE OF ATTORNEY GENERAL \$45.54; POITRAS, RACHEL \$64.51; PRO FORMS \$169.42; QUILL OFFICE PRODUCTS \$101.96; R & R Properties LLP \$101,000.00; RDO EQUIPMENT CO. \$30,366.09; RENNER, CHRIS \$1.40; RUD PROPANE LLP \$3,593.85; STROUP INSURANCE & REALTY \$50.00; SWANSTON EQUIPMENT \$13,500.00; THE BEACON \$668.15; THE HUB CONVENIENCE STORES, INC. \$125.45; THE RADAR SHOP INC. \$622.00; TRAFFIC SAFETY SERVICES INC. \$10,849.30; TRUENORTH STEEL \$3,902.60; TYLER TECHNOLOGIES \$1,740.00; VERIZON WIRELESS \$84.46; VOIGT, CASEY LEE \$282.40; VOLK, GINGER R. \$524.02; WEST RIVER EQUIPMENT \$11,000.00; WEX BANK \$2,667.76; WOLF, GENE \$207.50 (TOTAL: \$301,415.09)
There being no further business the meeting was adjourned at 9:48 a.m. The next regular meeting is scheduled for Wednesday, December 17, 2025, at 9:00 a.m. in the boardroom of the Mercer County Government Center in Stanton, North Dakota. The meetings can be viewed online at www.mercercountynd.com.
Approved:Gene Wolf, Chairman
Attest: Carmen Reed, Auditor
(12-25-2025)

CITY OF PICK CITY MEETING MINUTES

City of Pick City December 3, 2025 meeting minutes
Present: Kel Westman, Brandon Reiser, Lori Davis, Arvid Anderson. Absent: Bathar Also present: PWD Jim Sailer, Accountant Amy Ones, and Auditor Diane Johnson
Mayor Anderson called the meeting to order at 7:30pm
Pledge of allegiance was recited.
Davis motioned, second Reiser to approve consent items; agenda, meeting minutes 11/5/25, and bills.
Update on Wald infrastructure project. Au-

ditor will contact Tand Const. to have them submit an invoice to city for one (1) manhole. Davis motioned, second Reiser to approve raffle for the PCFD. All in favor, MC.
Westman motioned, second Reiser to approve the building permit for Roy Mazigian's. All in favor, MC.
Discussion on Insurance reimbursement: Reiser motioned, second Westman to raise the cap to \$875.00 per month. All in favor, MC. Accountant also recommended that the city's personnel policy should be reviewed and updated.

As per the contract Circle Sanitation has new rate increases for garbage pickup. Davis motioned, second Reiser to adopt a resolution for the new increases which will be in effect in January's billing.
Roll call: All council present voted aye, MC. The following new monthly rates: Residential totes: \$19.75; Extra residential tote: \$6.00
1.5 cubic yard dumpster: \$76.75; 2 cubic yard dumpster: \$88.25; 3 cubic yard dumpster: \$115.25
4 cubic yard dumpster: \$143.00; 6 cubic yard dumpster: \$198.50

8 cubic yard dumpster: \$249.25; Commercial Loose Tote: \$26.00
Mercer-Oliver Mutli-Hazard Steering meeting Wed. Dec. 10th in Center @ Betty Hagel Memorial civic center. The Public is encourage to attend.
Issues concerning about Mr. Gullick's garden shed. After discussion, issue was tabled.
Public comment: none
There being no further business meeting was adjourned at 8:45pm. Next regular meeting 1/7/25.
Bills: Payroll & ins.-3061.08; ND Pers-

234.00; US Treasury-1306.45; WRT-222.94; RRE-189.62
Circle Sanit.-2311.25; Circle sanit.-1423.75; Loffler-44.25; One's const.-1200.00
Payroll water 1410.50; J. Sailer-50.00; WRT-31.74; RRE-752.38; MSRWD-4644.40
Corn & Main-4699.00; NDDEQ-401.82; NDDH-54.00; Swanberg-3038.00; Sewer payroll-705.20
Mayor Arvid Anderson
Auditor Diane Johnson
(12-25-2025)

HAZEN CITY COMMISSION REGULAR MEETING

December 1, 2025
Hazen City Hall
Present: President Schiferl, Commissioner Haack, Commissioner Stern and Commissioner Wiedrich.
Absent: Commissioner Folkerts
Others Present: PW Director Brousseau, Attorney Donovan, Chief Wolff, Editor Arens, Jerod Klabunde & Aiden Kelly (Moore Eng), Myra Savelkoul, Greg McCarthy, and Auditor Erhardt.
President Schiferl called the meeting to order at 5:30 PM.
President Schiferl led the pledge of allegiance and said the prayer.
Minutes: Commissioner Wiedrich moved to suspend the reading and approve the minutes of the November 17th meeting, as presented, second by Commissioner Haack. Motion unanimously approved.
Agenda: Commissioner Haack moved to approve the agenda, with the addition of HWS building addition, second by Commissioner Stern. Motion unanimously approved.
CONSULTATION WITH ATTORNEY AND ENGINEER
Engineer's Report: Jerod Klabunde reviewed the engineer's report. Mr. Klabunde reported on the "punch list" items to be completed at Expedition Estates and was advised that the developer, Tim Williams, has requested to meet with the commission at the December 15th meeting. Mr. Klabunde reported that approximately 85% of the sanitary sewer project has been completed with asphalt patching to be completed in spring of 2026. Mr. Klabunde presented pay application #6 of CC Steel in the amount of \$106313.14 for the project and recommended approval. Commissioner Wiedrich moved to approve CC Steel's pay application #6 in the amount of \$106,313.14, second by Commissioner Haack. On roll call vote: Wiedrich, "Aye", Haack, "Aye", Stern, "Aye", Schiferl, "Aye", motion carried. Mr. Klabunde was contacted about the lining in lift station #1 deteriorating and an estimate to address this condition was provided by CC Steel, which was higher than anticipated at \$140,000. There was discussion about working with PACE to have the lift station cleaned for proper inspection and if possible,

to have this work done this year. If the work is to be done by CC Steel, it will simply involve a change order to be included in the sanitary sewer project. Regarding the DOT Flex Fund grant, the city had looked at two projects, 7th Street and 4th Ave (near Cenex) and Co Rd 27, from the bridge north. The portion of Co Rd 27 was not a project to meet the requirements of the grant, so funds were not requested for this. Mr. Klabunde had estimates for asphalt repairs, mud jacking or replacement of curb and sidewalk, which would be paid directly by the city. Costs range from \$3000 for the mud jacking up to \$40,000 - \$45,000 for complete repair of the roadway, sidewalk, and curb. Commissioner Wiedrich spoke about the engineering gathering information to see if the area is still settling prior to determining the best option to repair. There was discussion about the condition of the sidewalk and curb to make it safer for pedestrians. Commissioner Wiedrich moved to approve mud jacking the sidewalk and curb, as soon as possible, at an estimated cost of \$3500, second by Commissioner Haack. On roll call vote: Wiedrich, "Aye", Haack, "Aye" Stern, "Aye", Schiferl, "Aye", motion carried. Moore Engineering survey crews will take elevations when they are in the area under the general services contract.
Expedition Estates Lighting: The commission reviewed information from Denny's Electric for installation of street lighting at a cost of \$168,400. This information will be shared with Mr. Williams who is on the agenda for the December 15th meeting. No further action taken.
REQUEST OF CITIZENS
Local Permit-Raffle – Hazen Hospital Auxiliary: Commissioner Wiedrich moved to approve local permit #2025-17, as requested by Hazen Memorial Hospital Association Auxiliary to conduct a quilt raffle on May 14, 2026, second by Commissioner Stern. Motion unanimously approved.
INTRODUCTION, READING, AND APPROVAL OF ORDINANCES
Golf Cart Ordinance – 2nd Reading: The commission reviewed the golf cart ordinance for which no additional changes were recommended. Commissioner Wiedrich moved to approve the second reading of the ordinance, as presented, second by Commissioner

Haack. On roll call vote: Wiedrich, "Aye", Haack, "Aye", Stern, "Aye", Schiferl, "Aye", motion carried.
Floodplain Ordinance Amendment (Compliance with NDCC): The commission reviewed a proposed amendment to the Floodplain Ordinance, to meet requirements of ND Century Code as changed during the recent session. The changes related to which sections of NDCC are referred to in the authorizing statement of the ordinance. Commissioner Wiedrich moved to approve the first reading of the Floodplain Ordinance amendment, as presented, second by Commissioner Stern. On roll call vote: Wiedrich, "Aye", Stern, "Aye", Haack, "Aye" Schiferl, "Aye", motion carried.
APPROVAL OF APPLICATIONS AND BUILDING PERMITS
Purchase Agreement – Water Plant: The commission reviewed the draft purchase agreement, prepared by Attorney Donovan, for the water plant building. Attorney Donovan commented on portions of ND Century Code requiring storage of fireworks a specific distance from residential structures, school buildings, assembly structures, or inhabited roadways. The commission was unsure if the building would be used for storage so the question will be presented to the prospective buyer. The commission was still concerned about the offer price being too low.
Liquor License Application – Spirits at Hazen LLC: The commission reviewed a liquor license application of Spirits at Hazen LLC, who will be taking over the Hazen Bottle Shop on January 1, 2026. Chief Wolff investigated the parties, and no criminal records would bar the managers from obtaining a license. Commissioner Haack moved to approve the liquor license of Spirits at Hazen LLC, as presented, effective January 1, 2026, second by Commissioner Wiedrich. On roll call vote: Haack, "Aye", Wiedrich, "Aye", Stern, "Aye", Schiferl, "Aye", motion carried.
REPORTS
Water/Sewer/Garbage: Commissioner Stern had nothing to report at this time.
Street/Cemetery: Commissioner Haack and PW Director Brousseau reported on progress of snow removal with PW Director Brousseau advising that there were minor equipment

breakdowns which have been addressed. PW Director Brousseau reported that he had received a letter of resignation from Mr. Gabel and the commission asked for the position to be advertised immediately. PW Director Brousseau will see if any of the current staff are interested in serving as in-house CDL trainers.
Finance/Busing/Library: Commissioner Folkerts absent. No report.
Police/Fire/Forestry: Commissioner Wiedrich reported police department calls for service with Officer Blekestad responding to fifty-five (55) calls for service, Sgt. Melberg responded to thirty-eight (38) calls for service, Officer S. Melberg responded to forty-three (43) calls for service, and Chief Wolff responded to twenty-eight (28) calls for service. Commissioner Wiedrich received resident reports of vehicles still parked on the streets during the snowfall and Chief Wolff reported the department is working to address these.
HCD: Myra Savelkoul absent. No report.
President: President Schiferl provided the commission design plans and cost estimates provided to Hazen Winter Sports Association (HWS), for a potential addition to the all-season arena. The addition will include community space, training areas, conference room, and athletic courts. HWS will be seeking parties interested in serving on a committee to pursue the project and funding options. The addition to the building will be on the west side of the current building. No further action taken.
CORRESPONDENCE
Coal Country Community Health Center Foundation "Grow Our Own" Funding Request: The commission reviewed a request for scholarship funds for the "Grow Our Own" initiative of the Coal Country Community Health Center Foundation. Commissioner Wiedrich moved to approve \$500 for the scholarship fund, as in previous years, second by Commissioner Haack. On roll call vote: Wiedrich, "Aye", Haack, "Aye", Stern, "Aye", Schiferl, "Aye", motion carried.
OLD BUSINESS
Welcome Sign: The commission asked that further discussion on the removal/replacement of the welcome sign be postponed until June 2026. No further action taken.
PUBLIC COMMENTS

Greg McCarthy addressed the commission regarding sidewalk conditions when snow is removed from the streets. Mr. McCarthy spoke about the inability of residents to use the sidewalks when snow is pushed on them and that this could rise to a level of negligence by the city. Mr. McCarthy suggested a committee be established to address these concerns and concerns about the lack of sidewalks within residential areas of the city. There were questions as to why the city has not enforced sidewalk requirement ordinance and Attorney Donovan indicated this was a decision of previous commissioners. There was discussion about returning to the previous snow removal process of windrowing and removing it with comments on the additional time and expense to manage snow removal in this manner. Mr. McCarthy concluded his comments by stating that many residents don't address their sidewalks and that after three (3) years of calling about this matter he would like to see the city address it or create a committee to make recommendations.
Approval of Bills and Financial Statements: Commissioner Wiedrich moved to approve the bills, as presented, second by Commissioner Stern. Pre-paid and bills approved for payment are as follows: Fuelman Fleet, 737.10; US Postal Service, 418.86; Axon Enterprise, 4438.32; CC Steel LLC, 106313.14; Chip Wizard, 40.00; CCCHC Foundation, 500.00; CVB, 4534.53; Dept of Environmental Quality, 183.52; Daramax Holdings LLC, 5629.66; Fastenal, 23.30; Hazen Mercantile Inc, 96.71; James Wolff, 245.20; Jim Block, 95.00; Krause's, 44.92; Marco Technologies LLC, 413.15; Millennium Express, 12.00; Moore Engineering Inc, 1879.30; Pam Borlaug, 79.80; SW Water Authority, 27102.79; Steins Inc, 65.93; Union State Bank, 3900.00. On roll call vote: Wiedrich, "Aye", Stern, "Aye", Haack, "Aye", Schiferl, "Aye", motion carried.
There being no further business, the meeting was adjourned at 6:33 PM CT. The next regular meeting of the commission is scheduled for Monday, December 15, 2025, at 5:30 PM CT in the Commission Room of the Hazen City Hall.
Approved: Jesse Schiferl, President
Attest: Monte J. Erhardt, Auditor
(12-25-2025)