NOTICE OF EXECUTION SALE

NOTICE IS HEREBY GIVEN that by virtue of a judgment and decree of foreclosure rendered and given by the District Court in and for the County of Benson, North Dakota, Northeast Judicial District, entered and docketed in the office of the clerk of said Court on the 17th day of March, 2026 in Civil Case No. 03-2025-CV-00059, in which NORTH STAR COMMUNITY CREDIT UNION was Plaintiff, and TIMOTHY R. JOHNSON, aka TIMOTHY ROBERT JOHNSON, AND JUSTINE BERTHIAUME, aka JUSTINE AGNES BERTHIAUME, were Defendants, in which decree it was adjudged that there was due and owing to the Plaintiff upon a note and mortgage the sum of $1,678,956.66, and costs and disbursement, in the amount of $200.00 for a total of $1,679,156.66 at a combined daily accruing interest rate of $282.48 per day from and since May 7, 2025; and by virtue of a writ of special execution to me issued out of the office of the clerk of said Court, I will sell said property located in Benson County, North Dakota, separately described in said judgment and hereinafter described to the highest bidder for cash, at public auction, at the front door of the courthouse in the City of Minnewaukan, Benson County, North Dakota, on **Tuesday, December 15, 2026, at 2:00 p.m.** of that day to satisfy the amount due, plus allowable costs, or so much thereof as the proceeds of said sale applicable thereto will satisfy.

The period of redemption on said sale for the real property described herein shall be within sixty days after the foreclosure sale as provided under the terms and provisions of the mortgages and Chapter 32-19 of the North Dakota Century Code.

The premises to be sold as aforesaid is located in the County of Benson, State of North Dakota, and described as follows, to-wit:

A parcel of land situated in the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4), Section 30, Township 151 North, Range 69 West of the Fifth P.M., Benson County, North Dakota, more particularly described as follows: Commencing at the Southeast corner of Section 30; thence N00°01'20"W along the East line of Section 30 a distance of 1562.00 feet; thence S89°58'40"W a distance of 100.00 feet to the West right of way line of North Dakota State Highway #30 and the Point of Beginning; thence continuing S89°58'40"W a distance of 130.00 feet; thence N00°01'20"W a distance of 998 feet; thence N89°58'40"E a distance of 130 feet; thence S00°01'20"E along said right of way line a distance of 998.00 feet to the point of beginning. Said parcel of land contains 3.05 acres, more or less.

Dated this 29th day of October, 2026.

/s/ Laura Wanzek
Laura Wanzek
Benson County Sheriff

Jason P. Sayler (N.D. ID#08746)
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