NOTICE OF SHERIFF'S SALE

STATE OF NORTH DAKOTA IN DISTRICT COURT COUNTY OF OLIVER SOUTH CENTRAL JUDICIAL DISTRICT
FIRST INTERNATIONAL BANK & TRUST, Plaintiff,
vs.
PROPERTY PRO HOLDINGS, LLC, ANY PERSON IN POSSESSION, AND ALL PERSONS UNKNOWN CLAIMING ANY ESTATE OR INTEREST IN, OR LIEN OR ENCUMBRANCE UPON THE REAL ESTATE DESCRIBED IN THE COMPLAINT, DEFENDANTS.
CASE No. 33-2026-CV-00004
NOTICE OF SHERIFF'S SALE
NOTICE IS HEREBY GIVEN that, by virtue of the Judgment entered on September 16, 2026, and the Special Execution issued in the above-captioned action, the undersigned Sheriff of Oliver County, North Dakota, will sell at public auction to the highest bidder the real property described below. The sale will be held on December 15th, 2026, at 1:00p.m. at 115 W. Main St. Oliver County' North Dakota, under the direction of the Sheriff of Oliver County.
The real property to be sold is located in Oliver County, North Dakota, and is legally described as follows:
LOT 1, BLOCK 2, MUTCHLERS (A/K/A MUTCHLER'S) ADDITION TO THE CITY OF CENTER, OLIVER COUNTY, NORTH DAKOTA
The property is subject to a Mortgage dated December 17, 2021, and recorded in the office of the Oliver County Recorder on December 20, 2021, as Document No. 96513. The Mortgage was adjudged to be a valid, subsisting, first, paramount, and superior lien upon the property, except as to any general real estate taxes due, levied, and assessed against the property.
The sale is made to satisfy the Judgment in favor of First International Bank & Trust and against the Defendants in the amount of $87,589.14, together with interest accruing from and after July 31, 2026, at the per diem rate of $14.29, protective advances, attorneys' fees, costs and disbursements, sheriff, county, and sale costs, and other amounts permitted by law and the loan documents.
The property will be sold in one parcel, subject to the lien of unpaid real estate taxes and assessments, if any, and the right of redemption provided by law.
The redemption period is sixty (60) days after the Sheriffs Sale.
The purchaser at the sale will receive a Certificate of Sale. If the property is not redeemed within the applicable redemption period, the purchaser will be entitled to a Sheriff's Deed as provided by law.
Dated: November 9th , 2026.
SHERIFF OF OLIVER COUNTY, NORTH DAKOTA
By: David Hilliard
Sheriff/Deputy Sheriff

(11-12-2026)(11-19-2026)
(11-26-2026)