

## LEGALS

dants, which Judgment was filed with the Clerk of Courts of Barnes County, North Dakota, on August 25, 2025, for the foreclosure of a real estate mortgage.

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

A tract of land lying in Block 2, of Frances Pearl Brown's Subdivision of Tract #3, of Mary M. Zetterberg's Plat of part of the NW¼ of Section 21, Township 140, Range 58, Barnes County, North Dakota, and more particularly described as follows: Beginning at the Southeast corner of said Block 2; thence in a northerly direction along the East line thereof a distance of 100.0 feet; thence by an angle of 90° to the left a distance of 140.0 feet; thence by an angle of 90° to the left a distance of 100.0 feet; thence by an angle of 90° to the left a distance of 140.0 feet to the point of beginning.

Real Property address: 801 5th Ave NW, Valley City, ND 58072

The above real property is the subject of the Mortgage dated October 16, 2013, which Mortgages, Kelly Kohn, executed and delivered to Wells Fargo Bank, N.A. and recorded in the office of the Clerk and Recorder of Barnes County, North Dakota, on October 22, 2013, Instrument Number 276321, which is subject to the entered Judgment. Said Mortgage was assigned to Plaintiff, its successors or assigns, by Assignment of Mortgage recorded August 7, 2024, Instrument Number 301223.

3. In order to realize the amount of \$119,663.09, as of August 25, 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 Barnes County, North Dakota, and easements and restrictions of record, to the highest bidder for cash under the direction of the Sheriff of Barnes County, North Dakota, at the main entrance of the Barnes County Courthouse located at 230 4th Street NW, Valley City, North Dakota 58072-0774, on March 10, 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 14 day of January, 2026.

**SHERIFF OF BARNES COUNTY**  
Sheriff Randy McClafflin  
By: Randy McClafflin  
Sheriff / Deputy Sheriff of Barnes  
Halliday, Watkins & Mann, P.C.  
By: /s/ Tyler S. Wirick  
Tyler S. Wirick  
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