

Legal Notice

CIVIL NO 49-2023-CV-00034
IN THE STATE OF NORTH DAKOTA, COUNTY OF TRAILL IN THE DISTRICT COURT, EAST CENTRAL JUDICIAL DISTRICT U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association, Plaintiff vs.

Christine M. Nesheim and Eric N. Nesheim and Francis Sletten and Aasen Drug, Inc. and State of North Dakota by Workforce Safety & Insurance and Valley Bone and Joint Clinic, P.C. and United States of America, acting by and through the Internal Revenue Service, and any person in possession, Defendants.

NOTICE OF REAL ESTATE SALE
1. Judgment in the amount of \$113,077.16, having been entered in favor of Plaintiff and against Defendants, which Judgment was filed with the Clerk of Courts of Traill County, North Dakota, on May 24, 2024, for the foreclosure of a real estate mortgage.

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

Lot 18 and all of Lot 19 West of ND Highway 18 in the Northwest Quarter (NW¼) of Section 5, Township 146 North, Range 52 West; and Lot 4 of the Southwest Quarter (SW¼) of Section 5, Township 146 North, Range 52 West, Traill County, North Dakota.

Real Property address: 915 Center Avenue S, a/k/a 825 Center Avenue S, Mayville, ND 58257 The above real property is the subject of the Mortgage dated June 20, 2006, which Mortgage, Christine M. Nesheim, Eric N. Nesheim, executed and delivered to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Wachovia Mortgage Corporation, its successors and assigns, and recorded in the office of the Clerk and Recorder of Traill County, North Dakota, on June 26, 2006, Instrument Number 166673, in Book 225 of Mtgs, at Page 703, which is subject to the entered Judgment. Said Mortgage was assigned to Plaintiff, its successors or assigns, by Assignment of Mortgage recorded October 20, 2022, Instrument Number 198795.

3. In order to realize the amount of \$113,077.16, as of May 24, 2024, 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 Traill County, North Dakota, and easements and restrictions of record, to the highest bidder for cash under the direction of the Sheriff of Traill County, North Dakota, at the main entrance of the Traill County Courthouse located at 114 W Caledonia Ave, Hillsboro, ND 58045, on July 23, 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 Mortgagee, the Mortgagee or the Mortgagee's attorney.

Dated: June 12, 2026

SHERIFF OF TRAILL COUNTY
Kelli Tvedt Collins
By: Kelli Tvedt Collins
Sheriff / Deputy Sheriff of Traill

Halliday, Watkins & Mann, P.C.
Tyler S. Wirick, ND Bar: 10014
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Publish June 19, 26 & July 3, 2026

Legal Notice

PROBATE NO 49-2026-CV-00021
IN THE DISTRICT COURT OF TRAILL COUNTY, STATE OF NORTH DAKOTA

In the Matter of the Estate of JAN ICE H. MARTIN, 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 MERRY KNUDSVIG, Personal Representative of the estate, at 2525 Elk Drive, P. O. Box 1000, Minot ND 58702-1000, or filed with the Court. Dated this 24th day of June, 2026.

Merry Knudsvig
Personal Representative

Scott M. Knudsvig -#05823
PRINGLE & HERIGSTAD, P. C.
2525 Elk Drive
P. O. Box 1000
Minot, ND 58702-1000
sknudsvig@pringlend.com
Attorneys for: Personal Representative

Publish July 3, 10 & 17, 2026

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Obituaries

Daniel Kaldor



Daniel Morris Kaldor was born Oct. 3, 1941, to Morris O. and Bertha "Birdie" Kaldor in Fargo, N.D. He married Dianne Louise Rygg Kaldor on May 23, 1964, celebrating their 62nd anniversary a few weeks before his death on June 13, 2026.

Dan (or Danny as a kid) grew up in Norway Township, N.D., on the family farm surrounded by family and friends. He attended primary school through eighth grade in the one-room schoolhouse that sat on the edge of the Morris Kaldor farm. He graduated from Mayville High School in 1959. While he was in high school, he spent time with his younger brother, Al, and their cousins and friends — sometimes staying up all night to play cards and play pranks on neighbors. Because there were no mountains to ski on in North Dakota, these Norwegian American kids built training and regulation-size ski jumps. Dan even competed at some regional ski jump competitions.

In high school, Dan was elected president of the North Dakota State FFA chapter. He never lost his love of farming even though he had another career. His granddaughter Becca joined FFA when she was in high school and raised lambs. She says one of her favorite memories of him was how excited he was, helping her get her first lamb loaded into the trailer. His favorite TV channel was RFD-TV, enjoying the polka dances and shows about everything from insecticides to tractors. His grandson Matthew remembers Dan's ability to instantly go to sleep in a chair yet wake up the moment someone dared change the channel to something other than RFD-TV.

Dan earned a degree from the North Dakota State School of Science in Wahpeton, N.D., served in the Army for two years as a radio repairman and had a 35½-year career working for the telephone company, going from pole climber to upper management at US West before retiring in 1998. He made lifelong friends in the Army and through his work, often traveling with his wife, Dianne, to visit these friends across the United States after he retired.

Dan was deeply kind and quick with a smile and a laugh. Everyone who knew him loved him, especially children, who always gravitated to him, seeing he was a kindred spirit. Those who were lucky enough to call him Daddy and Grampie knew this especially well. His granddaughter Madeline remembered the time he insisted on seeing the movie Nope with her, buying them a big popcorn and lemonade to share at the movie theater. After watching the movie, he turned to Madeline and said, "I don't think I understood any of that." He asked lots of questions about it on the way home. It was clear to Madeline that because she was interested in the movie, that was a good enough reason for him to care about it — maybe just not understanding it.

Spending time outdoors,

traveling and celebrating with family and friends were some of his favorite pastimes. If he could do all three of those things together, all the better. He loved a good party, spending hours talking and laughing, teaching people how to snow ski, water ski or just finding a good place to hike to get the perfect photograph of the landscape. Dan had a serious mischievous bent, as well. One favorite memory his son-in-law Steve has is when Dan instigated an escape from a planned tour of a royal house museum in Munich, Germany, so he could take Steve and a few lucky tour members who were up for playing hooky to the Hofbräuhaus.

Camping was another way Dan combined his love of the outdoors and traveling. All his children and grandchildren remember the trips to amazingly beautiful places like the Rockies, along the coasts of the U.S. and even Alaska. When Nancy and Julie were young, he had stops mapped out carefully, not wasting too much time in one place so there would be more time with the people they were traveling to see. Nancy remembers that only one or two photos could be snapped at some stops before it was back on the road. By the time Dan and Dianne were traveling with their grandchildren, time spent in one place expanded. His grandson Ryan remembers one time Dan took him to a riverbed with fossilized dinosaur tracks to explore, a special moment for a little dinosaur-obsessed kid.

When Dan's daughters were in middle school and high school, Dan had an annual tradition of taking them and two to four of their friends to Montana or Colorado to ski. Julie remembers that in the summers she could also often convince him to take off early from work to take the boat out for just an hour or so, until the mosquitoes got too bad, to go water-skiing on a weeknight in addition to the time spent on the lake on weekends and longer vacations.

Dan had a combination of intelligence and creativity that allowed him to build and repair almost anything, from vast telephone systems to smaller family treasures such as the beautiful handmade plate rails he built for family members out of barn wood from the Kaldor farm. He also happily served his church and Habitat for Humanity with these gifts. One of his proudest achievements was helping to install a pipe organ, piece by piece, in his church, Lord of Life Lutheran, in The Woodlands, Texas.

Dan helped deliver phone books for many years with Lord of Life Lutheran Church and had his Texas grandchildren help. His granddaughter Rachel remembers how hot it would be riding in the bed of his truck in the middle of the summer. She says that he "truly had a servant's heart" because he would put wet rags in the freezer the night before to help deal with the heat and even built a tarp cover that would fit perfectly into the truck bed so everyone could have a little shade between stops.

Dan loved science and all machines but was especially enamored with airplanes and cars. Dan had stopped just short of earning his pilot's license in his early 20s. He was lucky that his son-in-law Galen is a pilot. Galen took Dan up in a Piper Cherokee for his 75th birthday. He let Dan fly the plane and he was, "happy as a clam — absolutely loved it."

Dan sang in church choirs almost his whole life. Music was central to his family and community at church and school. He often sang duets with his brother Al growing up. His mother played the organ for churches for 70 years. His father played the violin. Dan loved to listen to bluegrass (especially Flatt and Scruggs), country and western, big band, choral and classical music — often really enjoying new art music that a more casual listener would find challenging. His wife, Dianne, is a pianist and continues her lifelong career as a piano teacher. He was extremely proud of her and her accomplishments as a pianist and teacher, serving as the recording engineer for many student performances, her business manager and her biggest fan.

Dan Kaldor was preceded in death by his younger sister, Sheryl, in childhood; his dad, Morris; his mom, Birdie; and his brother, Al (Iola).

Dan is survived by his wife, Dianne; daughter Nancy (Galen) McPherson; daughter Julie (Steven) Grives; grandchildren Ryan (Bri) Sanchez, Rachel (Jon) Walton, Rebecca (Damian) Gonzales, Madeline Grives and Matthew Grives; great-granddaughter Jane Walton; his sister Melody (David) Bohnsack; and numerous nieces, nephews and cousins.

If you so desire, please make donations in memory of Dan Kaldor to either the Montgomery County Habitat for Humanity (habitatmctx.org) or the Montgomery County Food Bank (mcfdbank.org).

A memorial service was planned for Monday, June 29, at 1 p.m. at Lord of Life Lutheran Church, 3801 S. Panther Creek, The Woodlands, TX 77381. The service also was livestreamed at lordoflifethewoodlands.org/live/memorial-service/.

There also will be a memorial service at 10 a.m. Saturday, Aug. 8, at Aal Cemetery in Norway Township, Traill County, N.D. A reception will follow at 12:30 p.m. at Mayville Golf Club.

Matthew (Matt) L. Finney



Matthew Lee Finney, 50, passed away peacefully on June 24, 2026, at 9 a.m. in the beautiful home he built, holding hands with his soulmate, Emily.

Matt was born on Nov. 13, 1975, in Fargo, N.D., to Jeffrey Finney of Halstad, Minn., and Shelley (Quam) Finney of West Fargo, N.D. He grew up in Georgetown and Perley, Minn., and graduated from Norman County West in Halstad in 1994.

At age 16, Matt began working for family friend Curt Scherf at Diamond Construction, starting a lifelong career in construction. Through years of hard work, talent, and determination, he became both the brains and brawn of the operation. In 2020, alongside business partner Josh Matti, he proudly purchased the company and renamed it FM Framing.

An outstanding athlete, Matt excelled in football and baseball. Midway through his senior football season, he suggested moving from running back to the offensive line so he could protect his teammates and let someone else carry the ball. The team went on to win nearly all of its remaining games, and Matt probably would have insisted there was a connection.

Matt met Emily in first grade, and their first dance took place in fifth grade when they were paired together to dance the Tennessee Waltz because they were the shortest kids in the class. Years later, when Emily asked Matt to senior prom "as friends," his response was, "Yes, if you come to my baseball game and buy me a case of beer." They married on March 25, 2006, after dating for 12 years.

Together they built a beautiful life and raised two sons, Luke and Mitchell, who were Matt's greatest accomplishment.

Matt was funny, witty, smart, generous, hardworking, and just stubborn enough to keep life interesting. He had a gift for making people laugh, often at someone else's expense, and was famous for saying, "I know a guy," whenever someone needed help. He loved the Minnesota Vikings and Twins, tropical vacations, the lake, Miller Lite, and spending time with family and friends.

Matt is survived by his wife, Emily; sons Luke and Mitchell; parents Jeffrey Finney and Shelley (Chuck Rehovsky) Finney; brother Mark (Michele) Finney; parents-in-law Kim and Tom Hemberger and Gregg and Pam Holte; brothers- and sisters-in-law Kristi (Jeremy) Melting, Cristy (Andy) Francis, Mark Hemberger, Jamie (Amber) Hemberger, Jeremy (Dawn) Paulsrud, Josie Holte (Ryan Ambuehl), Nicholas (Lakken) Paulsrud, and Michael (Erin) Holte; along with many beloved nieces, nephews, aunts, uncles, cousins, friends, and construction buddies.

He was preceded in death by his grandparents, Milton and Ida "Lorraine" Finney and Bob and Bev Quam; aunt Nancy Finney; and uncle Wayne "Porky" Finney.

Visitation was held at 4 p.m. on July 2, 2026, at Halstad Lutheran Church, with the funeral service following at 5 p.m. Burial will be at Halstad Lutheran South Cemetery.

In lieu of flowers, memorials are preferred to the Tony Sipe Baseball Field Improvement Project.

Donations can be sent via Venmo to Emily-Finney-75 or directly to https://docs.google.com/document/d/1vH00h3iK_JfM1xvWFvppq2dN0n6-cPElW/edit?usp=drivesdk&oui=109124329113119112542&rtpof=true&sd=true.

In honor of Matt, please wear your Vikings gear. If they have disappointed you too many times, anything purple will do.

Please view our guestbook and share condolences online at www.fredriksonfh.com.

Arrangements with Fredrikson-Ganje Funeral Homes, Ada and Halstad.

Sheila Gulson



Sheila Elizabeth Alice Gulson, 88, of Mayville, N.D., passed away peacefully June 28, 2026, at Luther Memorial Home in Mayville.

Sheila was born March 19, 1938, to Jim and Hilda (Garton) Cessford in Edmonton, Alberta, Canada. She was the older sister to two younger brothers, Bob and Jim, whom she diligently worked to keep in line. Sheila graduated from the Royal Alexandra Hospital School of Nursing in 1959 and began her career as a registered nurse. Sheila worked in Edmonton and Red Deer, Alberta; Whitehorse, Yukon; and Portage la Prairie, Manitoba, before moving to Hatton, N.D.

On Dec. 28, 1963, Sheila married Dale Gulson in Edmonton, Alberta. Together they made their home on a farm near Hatton, where they raised their two children, Bradley and Bonnie. Sheila continued her nursing career at Hatton Prairie Village Nursing Home, where she faithfully served for more than 35 years. In 2004, Sheila and Dale moved to Mayville to be closer to their beloved granddaughters.

Sheila enjoyed numerous activities including gardening, traveling, spending time with her dear friends, baking and, of course, shopping. She served as a member of St. John Lutheran Church for more than 60 years. Above all else, Sheila enjoyed spending time with her family, especially her three granddaughters, whom she taught to bake, cheered on at their sporting activities and encouraged through their academic and career pursuits. In the past two years, she truly enjoyed visits with her adored

great-granddaughter, Eden Bonnie LeClair.

Sheila is survived by her daughter, Bonnie (Brent) Freeland of Perham, Minn.; brothers, Bob (Bonnie) Cessford of Sherwood Park, Alberta, and Jim (Sheila) Cessford of Delta, British Columbia; granddaughters, Bethany (Jake) LeClair of Durham, N.C., Erin (Nick) Durham of Hillsboro, N.D., and Abby (Noah) Grove of St. Michael, Minn.; and great-granddaughter, Eden LeClair.

She was preceded in death by her parents, Jim and Hilda Cessford; her husband, Dale Gulson; son, Bradley Gulson; sister-in-law, Maxine Larson; and great-nephew, Chad Demers.

Visitation will be one hour prior to the service at the church.

Funeral service will be at 11 a.m. Monday, July 6, 2026, at St. John Lutheran Church in Hatton.

Burial will be in St. John Cemetery in Hatton.

Condolences and memories can be shared at www.bakerfuneral.com.

Arrangements by Baker Funeral Home, Mayville.

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