

For Sale By Bids

Tract A to include two baseball fields. Tract B to include the track field. Both properties are approximately 425x783, total of 7.67 acres. Property to be sold by real estate to Duane Schwab, as Everett Real Estate, P.O. Box 1036, Dickinson, ND 58601. Bids to be accepted until 2:00 P.M. Mountain Standard Time on Monday, November 28, 2011. All bids must include a written proposal of a development plan for the property. The property development must follow industrial guidelines, which the realtor will provide upon request. To request guidelines call Everett Real Estate at 701-225-8183 (ask for Stephanie) and a copy will be mailed. The Stanton City Council will have the right to refuse any and all bids. Each Tract of property to be bid and sold separately. Bids will be reviewed at the City Council meeting to be held on Monday, November 28, 2011. Bidders will have a chance to raise their bids at the meeting. Property to be sold as is. Environmental will be passed on with the property (as the site was a landfill for 20+ years).

11/15, 18 & 22 - 607363

Beth A. Baumstark)
Baumstark Braaten Law Partners)
222 N. 4th St.)
Bismarck, ND 58501)
Attorney for the Estate of)
Helen Hammer.)

IN THE DISTRICT COURT OF BURLEIGH COUNTY, STATE OF NORTH DAKOTA

In the Matter of the Estate of Helen Hammer, Deceased.

Probate No. 08-2011-P-163

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 deceased are required to present their claims within three (3) months after the date of the first publication or mailing of this notice or the claims will be forever barred. Claims must either be presented to Larry A. Pederson, personal representative of the estate, at 3302 33rd Ave. Ct., Greeley, CO 80634, or filed with the Court.

Dated this 16th day of November, 2011. /s/ Larry A. Pederson Personal Representative 3302 33rd Ave. Ct., Greeley, CO 80634

Beth A. Baumstark)
Attorney for Helen Hammer Estate.)
First publication on the 21st day of November, 2011.)
11/22, 29 & 12/6 - 607406

IN JUVENILE COURT, BURLEIGH COUNTY, NORTH DAKOTA IN THE INTEREST OF D.G., A CHILD. State of North Dakota,

Petitioner,)
vs.)
D.G., Child;)
Andrea Gladson, Mother;)
Ricky McLean, Father;)

Respondents.)
File No. 08-2011-JV-00364

SUMMONS

You are summoned to appear personally at the Juvenile Court in the Burleigh County Courthouse, Bismarck, Burleigh County, North Dakota, on the 20th day of December, 2011 at 8:30 A. M., for the purpose of hearing on the Petition filed with this Court. The Petition claims that the child is alleged to be a delinquent and unruly child, as more fully appears from the Petition. A copy of the Petition can be obtained at the Clerk of Courts Office.

RIGHT TO HEARING BEFORE A JUDGE

You are entitled to have the Petition heard before a Judge of the Juvenile Court, instead of by a Referee, by filing a written request for a Judge with the Clerk of Court within five (5) days after receiving this Summons.

RIGHT TO COUNSEL

If you desire the assistance of an attorney, and are unable without undue financial hardship to employ one, the Court, upon your request, will appoint an attorney for you.

Dated this 10th day of November, 2011. /s/ Wayne Goter WAYNE GOTER JUDICIAL REFEREE 11/15, 22 & 29 - 607387

NOTICE OF SALE

Civil No. 08-2011-CV-1395

Notice is hereby given that by virtue of a judgment of foreclosure by the District Court of the South Central Judicial District in and for the County of Burleigh and State of North Dakota, and entered and docketed in the Office of the Clerk of said Court on October 5, 2011, in an action wherein Citifinancial, Inc. was Plaintiff and Ronald J. Goldade aka Ronald Goldade; Arrow Financial Services; Palisades Collection; and any person in possession were Defendants, in favor of Plaintiff and against the Defendants for the sum of \$166,292.44, which judgment and decree, among other things, direct the sale by me of the real property hereinafter described, to satisfy the amount of said judgment, with interest thereon and the costs and expenses of such sale, or so much thereof as the proceeds of said sale will satisfy; and by virtue of a writ issued to me out of the office of the Clerk of said Court, I, Pat D. Heinert, Sheriff of Burleigh County, North Dakota, will sell the property described in the Judgment to the highest bidder for cash at public auction at the front door of the Courthouse in the City of Bismarck in the County of Burleigh and State of North Dakota, on December 7, 2011, at the hour of 1:15 P.M. (CT), to satisfy the amount due, with interest thereon, and the costs and expenses of such sale, or so much thereof as the proceeds of such sale will satisfy. The property to be sold is situated in the County of Burleigh and State of North Dakota, and described as follows:

Lot Twelve A (12A), Block Two (2), Centennial Park (Fourth) Addition to the City of Bismarck, Burleigh County, North Dakota, Pursuant to the Plat of Irregular Description Filed for Record in the Office of the Register of Deeds, Burleigh County, North Dakota as Document Number 504291 aka 2646 Lexington Dr. Bismarck, ND 58503.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 31st day of October, 2011.

/s/Pat D. Heinert Pat D. Heinert Sheriff of Burleigh County, North Dakota By: /s/ Dan Wentz Deputy

STATE OF NORTH DAKOTA)
)
COUNTY OF BURLEIGH)

On this 31st day of October, 2011, before me, a Notary Public in and for said County and State, personally appeared Dan Wentz, known to me and to be the person who is described in, and whose name is subscribed to this instrument.

/s/ Norma J. Braddock Notary Public Burleigh County, North Dakota My Commission expires: 02/20/13 (Seal) MACKOFF KELLOGG LAW FIRM 38 Second Avenue East Dickinson, ND 58601 Attorneys for Plaintiff (Published: 11-10-11; 11-17-11; 11-24-11) 11/8, 15 & 22 - 607355

City of Lincoln

Notice is hereby given that the City of Lincoln has initiated by Resolution the annexation to the City of Lincoln of the property described in Resolution No. 2011-4 which is hereby attached and made a part of this public hearing notice. Said resolution reads as follows:

Resolution Number 2011-4 Resolution annexing property to the City of Lincoln and extending the boundary of the City of Lincoln.

WHEREAS, the City Council of the City of Lincoln, North Dakota, hereby determines that it is in the best interest of the City of Lincoln and the area to be annexed, to annex to the City the property hereinafter described:

THEREFORE, be it resolved that, pursuant to North Dakota Century Code Section 40-51.2-07, the City of Lincoln hereby annexes to the City of Lincoln the following described land:

The Northwest Quarter of the Southwest Quarter and part of the Northeast Quarter of the Southwest Quarter and part of the Southeast Quarter of the Southwest Quarter of Section 17, Township 138 North, Range 79 West of the 5th Principal Meridian, Burleigh County, North Dakota

APPROVED: Robert Johnston Mayor ATTEST: Melanie Kitzan, City Auditor Pursuant to North Dakota Century Code Section 40-51.2-07, a public hearing will be held at 7:15pm on December 8, 2011 at the Lincoln City Hall (74 Santee Road) in order to hear protests against the proposed annexation. Property owners within the area proposed to be annexed may submit written protests against the annexation within 30 days of the first publication date of this notice, said first publication date being November 8, 2011.

11/8 & 22 - 607365

ADVERTISEMENT FOR BIDS

The City of Bismarck is seeking cost proposals from qualified manufacturers or their representatives to provide Street Light Poles. Proposals for the Street Light Poles for the City of Bismarck will be received by the Board of City Commissioners of the City of Bismarck, in the offices of the City Administrator, until three (3:00) o'clock p.m. on Tuesday, November 29, 2011. Bids will be publicly opened and reviewed at four (4:00) o'clock p.m. on Tuesday, November 29, 2011.

The proposals must be mailed to the City Administrator (PO Box 5503, Bismarck, ND 58506-5503) or otherwise deposited with the City Administrator (221 North Fifth Street, Bismarck, ND 58501) and shall be sealed and endorsed "Proposal for Street Light Poles." If a bid is to be faxed, the bid must be sent to a bidder's agent independent of the City of Bismarck, placed in a sealed envelope, labeled according to this specification and delivered to the City Administrator prior to the deadline. A certified check of the bidder or a bidder's bond in an amount equal to five (5) percent of the gross sum bid must accompany each proposal. Checks or bonds of the unsuccessful bidders will be returned to them after making the award.

Bids must be submitted on blanks furnished by the City of Bismarck and in accordance with specifications and conditions therein contained. Copies of proposal blanks and specifications may be obtained from the Director of Public Works.

All bidders are invited to be present at the opening of the proposals. The right is reserved to hold all bids for a period of forty-five (45) days, to reject any and all bids, to waive technicalities or to accept such as may be determined to be for the best interest of the City of Bismarck.

City of Bismarck

W.C. Wocken City Administrator 11/8, 15 & 22 - 607354

ADVERTISEMENT FOR BIDS

The City of Bismarck is seeking cost proposals from qualified manufacturers or their representatives to provide One (1) or More New 16-Foot Dump Box. Proposals for the dump box for the City of Bismarck will be received by the Board of City Commissioners of the City of Bismarck in the office of the City Administrator, until three (3:00) o'clock p.m., Thursday, December 8, 2011. Bids will be publicly opened and reviewed at four (4:00) o'clock p.m., on Thursday, December 8, 2011.

The proposals must be mailed to the City Administrator (PO Box 5503, Bismarck ND 58506-5503) or otherwise deposited with the City Administrator (221 North Fifth Street, Bismarck ND 58501) and shall be sealed and endorsed "Proposals for Furnishing Equipment - Dump Box". If a bid is to be faxed, the bid must be sent to a bidder's agent independent of the City of Bismarck, placed in a sealed envelope, labeled according to this specification and delivered to the office of the City Administrator prior to the bid deadline. A certified check of the bidder or a bidder's bond in an amount equal to five (5) percent of the gross sum bid must accompany each proposal. Checks or bonds of the unsuccessful bidders will be returned to them after making the award.

Bids must be submitted on blanks furnished by the City of Bismarck and in accordance with specifications and conditions therein contained. Copies of proposal blanks and specifications may be obtained from the Director of Public Works. All bidders are invited to be present at the opening of the proposals. The right is reserved to hold all bids for a period of forty-five (45) days, to reject any and all bids, to waive technicalities or to accept such as may be determined to be for the best interest of the City of Bismarck.

City of Bismarck

W.C. Wocken City Administrator 11/22 & 28 - 607403

ADVERTISEMENT FOR BIDS

The City of Bismarck is seeking cost proposals from qualified manufacturers or their representatives to provide One (1) or More Rear-Loading Refuse Collection Body(ies). Proposals for the body(ies) for the City of Bismarck will be received by the Board of City Commissioners of the City of Bismarck in the office of the City Administrator, until three (3:00) o'clock p.m., Thursday, December 8, 2011. Bids will be publicly opened and reviewed at four (4:00) o'clock p.m., on Thursday, December 8, 2011.

The proposals must be mailed to the City Administrator (PO Box 5503, Bismarck ND 58506-5503) or otherwise deposited with the City Administrator (221 North Fifth Street, Bismarck ND 58501) and shall be sealed and endorsed "Proposals for Furnishing Equipment - Rear-Loading Refuse Collection Body(ies)". If a bid is to be faxed, the bid must be sent to a bidder's agent independent of the City of Bismarck, placed in a sealed envelope, labeled according to this specification and delivered to the office of the City Administrator prior to the bid deadline.

A certified check of the bidder on a North Dakota bank or a bidder's bond in an amount equal to five (5) percent of the gross sum bid must accompany each proposal. Checks or bonds of the unsuccessful bidders will be returned to them after making the award. Bids must be submitted on blanks furnished by the City of Bismarck and in accordance with specifications and conditions therein

contained. Copies of proposal blanks and specifications may be obtained from the Director of Public Works. All bidders are invited to be present at the opening of the proposals.

The right is reserved to hold all bids for a period of forty-five (45) days, to reject any and all bids, to waive technicalities or to accept such as may be determined to be for the best interest of the City of Bismarck.

City of Bismarck

W.C. Wocken City Administrator 11/22 & 28 - 607402

NOTICE BEFORE FORECLOSURE NOTICE

1. Pursuant to the provisions of the Federal Fair Debt Collection Practices Act, you are advised that unless you dispute the validity of the foregoing debt or any portion thereof within thirty days after receipt of this letter, we will assume the debt to be valid. On the other hand, if the debt or any portion thereof is disputed, we will obtain verification of the debt and will mail you a copy of such verification. You are also advised that upon your request within the thirty day period, we will provide you with the name and address of your original creditor, if different from the creditor referred to in this Notice. We are attempting to collect a debt and any information obtained will be used for that purpose.

2. At this time, no attorney with this firm has personally reviewed the particular circumstances of your account. However, if you fail to contact our office, our client may consider additional remedies to recover the balance due.

3. TO: Troy S. Clark aka Troy Clark 65 Custer Drive Lincoln, ND 58504

Leanna Clark Occupant 65 Custer Drive Lincoln, ND 58504

the title owners of the following described real property:

Lot One (1) and Lot B in Block Seventeen (17), S & W Third Addition to the City of Lincoln, Burleigh County, North Dakota; aka 65 Custer Drive, Lincoln, ND 58504.

4. Notice is hereby given that certain mortgage upon the above-described property, Troy S. Clark and Leanna M. Clark, Mortgagees, executed and delivered to Mortgage Electronic Registration Systems, Inc as nominee for First Horizon Home Loan Corporation, Mortgagee, dated October 27, 2006, and filed for record in the office of the Register of Deeds of the County of Burleigh and State of North Dakota, on the 27th day of October 2006 at 4:15 o'clock P.M. as Document Number 662942, which mortgage was assigned to Federal National Mortgage Association by an assignment of Mortgage Recorded the 20th day of September, 2010, at 9:17 o'clock A.M. as Document Number 732344, and which mortgage is being serviced by Lender Business Process Services, and given to secure the payment of \$120,000.00, and interest according to the conditions of a certain promissory note, is in default.

5. On or about October 31, 2010, Troy S. Clark and Leanna M. Clark, mortgagees, executed and delivered to Mortgage Electronic Registration Systems Inc, a Note and Mortgage Modification Agreement. Said modification increased the unpaid principal balance of the Note to \$126939.36 payable in monthly installments of \$834.005 for principal and interest, plus escrow, which is subject to change. Such monthly payments commenced on December 1, 2010, and continue on the first day of each month thereafter until principal and interest are paid in full.

6. The following is a statement of the sum due for principal, interest, taxes, insurance, maintenance, etc., as of October 25, 2011:

Table with 2 columns: Description and Amount. Principal: \$125,798.92; Escrow: 1,640.57; Accrued interest to October 25, 2011: 3,200.55; Late Charges: 30.00; Pro Rata MIP/PMI: 96.00; Property Inspection: 15.00; Estimated Property Inspections: 15.00; TOTAL: \$130,796.04

7. That as of October 28, 2011, the amount due to cure any default, or to be due under the terms of the mortgage, exists in the following respects:

Table with 2 columns: Description and Amount. Accumulated Payments Owing: \$3,336.20; Principal & Interest: 4 months @ \$834.05 = \$3336.20; Late Charges: 30.00; Property Inspection: 15.00; Estimated Property Inspection: 75.00; Escrow: 1736.57; TOTAL: \$5,192.77

all of which must be paid BY CERTIFIED FUNDS, MADE PAYABLE TO LENDER BUSINESS PROCESS SERVICES and mailed to the undersigned attorney to cure the default, plus any accrued interest, subsequent payments or late charges which become due and any further expenses for preservation of the property which may be advanced. PLEASE CONTACT THE UNDERSIGNED FOR THE EXACT AMOUNT DUE THROUGH A CERTAIN DATE.

8. You have the right, in accordance with the terms of the mortgage, to cure the default specified above. You also have the right to assert in the foreclosure action that no default exists or any other defense you may have to said action.

9. Notice is further given that if the total sums in default, together with interest accrued thereon at the time of such payment, accrued payments then due and expenses advanced, are not paid within thirty (30) days from the date of mailing or service of this Notice, the Mortgagee will deem the whole sum secured by the mortgage to be due and payable in full without further notice. Furthermore, proceedings will be commenced to foreclose such mortgage, and in the event of Sheriff's sale as provided by the laws of the State of North Dakota, the time for redemption shall be as provided by law, but not less than sixty (60) days after the Sheriff's Sale.

Dated October 14, 2011. MACKOFF KELLOGG LAW FIRM Attorneys for the Plaintiff Office and Post Office Address: 38 Second Avenue East Dickinson, North Dakota 58601 Tel: (701) 227-1841 Fax: (701) 225-6878

Email: cpeterson@mackoff.com Email: dpiper@mackoff.com By: /s/ Charles J. Peterson Charles J. Peterson, Attorney #04009 David C. Piper, Attorney #06723

If you have previously received a discharge in a Chapter 7 bankruptcy, this is not an attempt to collect a debt against you personally, but only an attempt to determine your intention concerning retaining this property. 11/8, 15 & 22 - 607362

To Place a Legal Advertisement Call 355-8816 or Fax 223-0959 or email legals@bismarcktribune.com

NOTICE BEFORE FORECLOSURE NOTICE

1. Pursuant to the provisions of the Federal Fair Debt Collection Practices Act, you are advised that unless you dispute the validity of the foregoing debt or any portion thereof within thirty days after receipt of this letter, we will assume the debt to be valid. On the other hand, if the debt or any portion thereof is disputed, we will obtain verification of the debt and will mail you a copy of such verification. You are also advised that upon your request within the thirty day period, we will provide you with the name and address of your original creditor, if different from the creditor referred to in this Notice. We are attempting to collect a debt and any information obtained will be used for that purpose.

2. At this time, no attorney with this firm has personally reviewed the particular circumstances of your account. However, if you fail to contact our office, our client may consider additional remedies to recover the balance due.

3. TO: Elroy Herbel Candace Herbel 4201 Montreal St. 2021 N 14th Street # Apt. 307 Bismarck, ND 58501 Bismarck, ND 58503

Occupant 917 Dodge Circle Bismarck, ND 58503

the title owners of the following described real property:

Lot Five (5), Block Two (2), K & L's First Addition to the City of Bismarck, Lying in the South Half (S 1/2) of Section Twenty (20), Township One Hundred Thirty-Nine (139), North Range Eighty (80) West of the Fifth Principal Meridian, Burleigh County, North Dakota a/k/a 917 Dodge Circle, Bismarck, ND 58503 d then state "as annexed into the City of Bismarck as" Lot Five (5), Block Two (2), K & L's First Addition to the City of Bismarck, Burleigh County, North Dakota.

4. Notice is hereby given that certain mortgage upon the above-described property, Elroy A. Herbel and Candace M. Herbel, mortgagees, executed and delivered to Mortgage Electronic Registration Systems, Inc, as nominee for Capital Credit Union, Mortgagee, dated April 18, 2006, and filed for record in the office of the Register of Deeds of the County of Burleigh and State of North Dakota, on the 24th day of April, 2006 at 2:56 o'clock P.M. as Document No. 653779; which mortgage was assigned to PHH Mortgage Corporation by an Assignment of Mortgage recorded on the 24th day of April, 2006 as Document No. 653780; which mortgage will be assigned to PHH Mortgage Corporation by an Assignment of Mortgage, and which mortgage is being serviced by PHH Mortgage Corporation, and given to secure the payment of \$251,000.00, and interest according to the conditions of a certain promissory note, is in default.

5. On or about March 1, 2010, Elroy A. Herbel and Candace M. Herbel, mortgagees, executed and delivered to Capital Credit Union, a Note and Mortgage Modification Agreement. Said modification increased the unpaid principal balance of the Note to \$269,730.36, payable in monthly installments of \$1,541.68 for principal and interest, plus escrow, which is subject to change. Such monthly payments commenced on April 1, 2010, and continue on the first day of each month thereafter until May 1, 2036, when the final installment of principal and accrued interest shall be due and payable.

6. The following is a statement of the sum due for principal, interest, taxes, insurance, maintenance, etc., as of November 18, 2011:

Table with 2 columns: Description and Amount. Principal: \$269,312.56; Escrow: \$6,495.89; Accrued interest to November 18, 2011: \$21,947.82; Late Charges: \$693.63; Recording Fees: \$10.00; BPO Costs: \$215.00; Pro Rata MIP/PMI: \$163.16; Property Inspection: \$22.50; Property Preservation: \$82.72; TOTAL: \$298,943.28

7. That as of November 18, 2011, the amount due to cure any default, or to be due under the terms of the mortgage, exists in the following respects:

Table with 2 columns: Description and Amount. Accumulated Payments Owing: \$41,495.88; Principal & Interest: 19 months @ \$1,541.68 = \$29,291.92; Escrow: 18 months @ \$641.64 = \$11,549.52; 1 month @ \$654.44 = \$654.44; Late Charges: \$693.63; Forecasted Late Charge: \$77.07; Property Inspection: \$22.50; Property Preservation: \$82.72; BPO Fees: \$215.00; TOTAL: \$42,586.80

all of which must be paid BY CERTIFIED FUNDS, MADE PAYABLE TO PHH MORTGAGE CORPORATION and mailed to the undersigned attorney to cure the default, plus any accrued interest, subsequent payments or late charges which become due and any further expenses for preservation of the property which may be advanced. PLEASE CONTACT THE UNDERSIGNED FOR THE EXACT AMOUNT DUE THROUGH A CERTAIN DATE.

8. You have the right, in accordance with the terms of the mortgage, to cure the default specified above. You also have the right to assert in the foreclosure action that no default exists or any other defense you may have to said action.

9. Notice is further given that if the total sums in default, together with interest accrued thereon at the time of such payment, accrued payments then due and expenses advanced, are not paid within thirty (30) days from the date of mailing or service of this Notice, the Mortgagee will deem the whole sum secured by the mortgage to be due and payable in full without further notice. Furthermore, proceedings will be commenced to foreclose such mortgage, and in the event of Sheriff's sale as provided by the laws of the State of North Dakota, the time for redemption shall be as provided by law, but not less than sixty (60) days after the Sheriff's Sale.

Dated October 25, 2011. MACKOFF KELLOGG LAW FIRM Attorneys for the Plaintiff Office and Post Office Address: 38 Second Avenue East Dickinson, North Dakota 58601 Tel: (701) 227-1841 Fax: (701) 225-6878

Email: cpeterson@mackoff.com Email: dpiper@mackoff.com By: /s/ Charles J. Peterson Charles J. Peterson, Attorney #04009 David C. Piper, Attorney #06723

If you have previously received a discharge in a Chapter 7 bankruptcy, this is not an attempt to collect a debt against you personally, but only an attempt to determine your intention concerning retaining this property. 11/15, 22 & 29 - 607386

PUBLIC NOTICE

STATE OF NORTH DAKOTA
IN DISTRICT COURT
COUNTY OF BURLEIGH
SOUTH CENTRAL JUDICIAL DISTRICT
IN THE MATTER OF THE ESTATE OF
JUSTIN ROBERT SELLERS, DECEASED
CIVIL NO. 08-2011-PR-244

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 (3) months after the date of the first publication of this notice or said claims will be forever barred. Claims must either be presented to Juliana M. Sellers Ternes, Personal Representative of the Estate, at 400 East Broadway, Suite 600, P.O. Box 2798, Bismarck, ND 58502-2798, or filed with the District Court.

Dated this 17th day of November, 2011.

Juliana M. Sellers Ternes,

Personal Representative

of the Estate of Justin Robert Sellers

Christopher D. Friez

CROWLEY FLECK PLLP

400 East Broadway Suite 600

P.O. Box 2798

Bismarck, ND 58502-2798

11/22, 29 & 12/6 - 607399

PUBLIC NOTICES

A public notice is information informing citizens of government activities that may affect the citizens' everyday lives.

Public notices have been printed in local newspapers, the trusted sources for community information, for more than 200 years.

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North Dakota newspapers also post public notices that are printed in newspapers on **www.ndpublicnotices.com** at no additional charge to units of government.