

PUBLIC NOTICE

U-Haul Storage Auction  
Starting Monday November 10th, 2025 at 12:00 pm and ending November 17th 2025 at 12:00 pm.  
For U-Haul Moving & Storage of 13th Ave, 4901 13th Ave S, Fargo, ND 58103. This Auction will take place on storagetreasures.com  
Unit Customer  
1297 Scott Lien  
1295 Scott Lien  
2205 Horizonte Abraao  
1371 Brittney Diaz  
2343 Mark Wilford  
(Nov. 3, 2025)

PUBLIC NOTICE

FM Towing NDCC 23.1-15-05 Abandoned Vehicle Notice. Vehicles legally forfeited 30 days from publication NDCC 23.1-15-07. Call 701-277-1263 to reclaim at 2502 7th Ave N, Fgo: 2003 Hyundai Elantra GT gold, KMH0N45D43U584997, BJ82602 CT, towed 10/22/25 330pm per mgmt from 424 Roberts St N, Fgo.  
(Nov. 3, 2025)

PUBLIC NOTICE

STATE OF MINNESOTA  
DISTRICT COURT  
COUNTY OF CLAY  
SEVENTH JUDICIAL DISTRICT  
Case Type: Real Estate Foreclosure  
Court File Number: 14-CV-25-713  
NOTICE OF MORTGAGE FORECLOSURE SALE  
  
Choice Financial Group, Plaintiff,  
vs.  
Dale Matthys, Defendant.  
  
**NOTICE IS HEREBY GIVEN**, that under and by virtue of a Judgment issued out of and under the seal of the District Court of the State of Minnesota, in and for the Seventh Judicial District and County of Clay signed on October 13, 2025 (the "Judgment"), upon a judgment rendered and docketed in said Court and County in the above-captioned action, in favor of Plaintiff Choice Financial Group and against Defendant Dale Matthys (a) in the amount of \$334,090.40 as of July 29, 2025, plus interest accruing at a contract rate of 5.00% plus costs and disbursements; and (b) for foreclosure of the Mortgage as requested by the Plaintiff, plus additional fees and costs as allowed by the underlying real estate mortgages and law, as appears in the judgement roll filed in the office of the Clerk of said District Court for said Clay County; and WHEREAS, said Judgment was docketed in the District Court of Clay County on October 13, 2025, in the amount of \$334,090.40, plus additional interest on the Judgment computed from October 13, 2025, at a rate of 10.00% up to and including the date of sale and all attorneys' fees, costs and disbursements of levy and sale pursuant to statute; and WHEREAS, said Judgment has to me as Sheriff of Clay County been duly directed and delivered, PLEASE TAKE NOTICE that I will sell at public auction, to the highest bidder, for cash, on Tuesday, December 9, 2025, at 10:00 a.m. at the Clay County Sheriff's Office, 911 11th St. N., Moorhead, MN 56560, all right, title, and interest that the above-named defendant had on October 13, 2025 (that being the date of docketing of said judgment in Clay County) in and to the real estate hereinafter described, or any interest therein which said defendant has since that day acquired, the description of the property being as follows, to-wit:  
A portion of the Northwest Quarter of Section Seven, Township One Hundred Forty North, Range Forty-eight West of the Fifth Prime Meridian, Clay County, Minnesota, described as follows: Beginning at a point 1,765.5 feet West of the Southeast corner of said Northwest Quarter; thence on a line parallel with the East line of said Northwest Quarter to a point 238 feet South of the North line of said Northwest Quarter; thence West on a line parallel with the North line of said Northwest Quarter to the East bank of the Red River of the North; thence Southwesterly along the East bank of the Red River of the North to the intersection of the East bank of the Red River of the North with the West line of said Northwest Quarter; thence South along the West line of the said Northwest Quarter to the Southwest corner of said Northwest Quarter; thence East on the South line of said Northwest Quarter to the point of beginning. Also a tract of land in said Northwest Quarter for road purposes 30 feet wide and approximately 930 feet long, leading Northwesterly from the above described tract to the North line of said Northwest Quarter as said road is now established.  
  
This property is subject to the following paragraph which is contained in that certain Warranty Deed dated December 2, 1953, and recorded in Book 176 of Deeds on page 237: "The grantors reserving at all times hereafter for themselves, their heirs, executors and assigns, the right and privilege of using said road and further reserving the right to use the ravine on the above describe tract for the purpose of laying irrigation pipes from the Red River of the North to the balance of said Northwest Quarter and for such purpose, they shall have the right of access to and upon and across said premises for such purpose, at such times and in such manner as shall not create or cause any damage to the land or property of the owner of said tract conveyed herein."  
  
(the "Real Property") The Real Property is commonly known as 639 80th Ave NW, Moorhead, MN 56560 and has tax identification number 23.007.2300.  
To be sold subject to redemption for a period of 6 months from the order confirming sale by the mortgagor, their personal representatives or assigns.  
Minn. Stat. 580.04(b) provides, "If the real estate is an owner-occupied, single-family dwelling, the notice must also specify the date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under section 580.30 or the property redeemed under section 580.23." If this statute applies, the time to vacate the property is 11:59 p.m. on June 9, 2026.  
  
THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.  
  
Dated this 23rd day of October, 2025.  
Clay County Sheriff Mark Empting  
By: Lt. Chad Hagen  
  
This Notice of Sale was prepared by:  
John M. Krings, Jr.  
(MN Atty ID #327165)  
KD Law, PLLP  
3429 Interstate Boulevard  
PO Box 9231  
Fargo, ND 58106  
Telephone: (701) 232-8757  
john@kdlawpartners.com  
**ATTORNEY FOR PLAINTIFF**  
(Oct. 27; Nov. 3 & 10 & 17 & 24; Dec. 1, 2025)  
  
Minn. Stat. §§ 524.1-401; 524.3-403, -801  
Minn. Gen. R. Prac. 404  
STATE OF MINNESOTA COUNTY OF CLAY  
DISTRICT COURT  
SEVENTH JUDICIAL DISTRICT  
PROBATE DIVISION  
Court File No.: 14-PR-25-3563  
  
In Re: Estate of Wanda Renee Poehls a/k/a Wanda R. Poehls a/k/a Wanda Poehls.  
  
NOTICE OF AND ORDER FOR HEARING ON PETITION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS  
  
It is Ordered and Notice is given that on December 8, 2025 at 1:15 pm a hearing will be held in this Court at Clay County Courthouse, 807 11th Street North, Moorhead, Minnesota, on a Petition for Formal Probate of Will and Formal Appointment of Personal Representative of an instrument purporting to be the Decedent's Will dated May 1, 2017, and for the appointment of Richard D. Evert a/k/a Rick D. Evert a/k/a Rick Evert, whose address is 21 First Street South, Sabin, Minnesota 56580 as personal representative of the Decedent's estate in an unsupervised administration.  
Any objections to the petition must be raised at the hearing or filed with the Court prior to the hearing. If the petition is proper and no objections are filed or raised, the personal representative will be appointed with the full power to administer the Decedent's estate, including the power to collect all assets; to pay all legal debts, claims, taxes, and expenses; to sell real and personal property; and to do all necessary acts for the Decedent's estate.  
Notice is further given that, subject to Minn. Stat. § 524.3-801, all creditors having claims against the Decedent's estate are required to present the claims to the personal representative or to the Court within four (4) months after the date of this notice or the claims will be barred.  
Your appearance is not required at this hearing. If there is an objection to this petition, you will be notified of another hearing date and time.  
Digitally signed by Davies, Heidi  
Date: 2025.10.27 08:15:47 -05'00'  
By: The Court  
Dated: October 27, 2025  
Home Janis  
Referee of District Court  
Dated: October 27, 2025  
Dated: 10-27-2025  
BY THE COURT  
/S/ Leah du Charme  
Judge of District Court  
Leah duCharme  
Renelle Fenno

PUBLIC NOTICE

Court Administrator  
Allen Law Office, PLLC  
John I. Allen  
MN# 191883  
407 9th Street SE Barnesville, MN 56514  
Telephone: 701-361-1860  
e-mail: jsallen@bvillemn.net  
ATTORNEY FOR PETITIONER  
(Nov. 3 & 10, 2025)

PUBLIC NOTICE

IN THE DISTRICT COURT OF CASS COUNTY, STATE OF NORTH DAKOTA  
IN THE MATTER OF THE ESTATE OF LOUIS J. ROSENAU, A/K/A LOUIE J. ROSENAU, DECEASED  
Case No. 09-2025-PR-00339  
NOTICE TO CREDITORS  
NOTICE IS HEREBY GIVEN that Brant Wilson and Daniel Wilson have been appointed Co-Personal Representatives of the Estate of Louis J. Rosenau, a/k/a Louie J. Rosenau, deceased. All persons having claims against the decedent 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 the Personal Representative of the Estate at 4 Briarwood Place Fargo, ND 58104, or filed with the Court.  
Dated: October 14, 2025  
Brant Wilson, Co-Personal Representative  
Daniel Wilson, Co-Personal Representative  
Name, Address & Telephone No. of Attorney: Douglas W. Murch, ND ID #05983  
Conmy Feste Ltd.  
3369 45th Street South  
Fargo, ND 58104  
Telephone: (701) 293-9911  
Email: dmurch@conmylaw.com  
ATTORNEYS FOR CO-PERSONAL REPRESENTATIVES  
First publication on October 20, 2025 (Oct. 20 & 27; Nov. 3, 2025)

PUBLIC NOTICE

NOTICE OF LOCATION WHERE BALLOTS WILL BE COUNTED  
  
INDEPENDENT SCHOOL DISTRICT NO. 152  
  
(MOORHEAD AREA PUBLIC SCHOOLS)  
  
STATE OF MINNESOTA  
  
NOTICE IS HEREBY GIVEN that the election judges for Independent School District No. 152 shall count the ballots cast in the School District's November 4, 2025, special election at the following locations:  
  
POLLING PLACE 1 St. Francis de Sales Church 601 15th Avenue North, Moorhead, MN  
POLLING PLACE 2: Cullen Hockey Center - Club Room 707 SE. Main Avenue, Moorhead, MN  
POLLING PLACE 3: Bethesda Lutheran Church 401 40th Avenue SW, Moorhead, MN  
POLLING PLACE 4: Lutheran Church of the Good Shepherd 4000 28th Street South, Moorhead, MN  
POLLING PLACE 5: Dilworth Lutheran Church 406 3rd St. NE, Dilworth, MN  
  
Dated: July 21, 2025  
  
BY ORDER OF THE SCHOOL BOARD  
/S/ Melissa Burgard  
School District Clerk  
Independent School District No. 152  
(Moorhead Area Public Schools)  
State of Minnesota  
  
(Nov. 3, 2025)

PUBLIC NOTICE

PUBLIC NOTICE

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