



Memorandum

DATE: June 22, 2026
TO: Mayor Mahoney and Board of City Commissioners
FROM: Shawn Ouradnik, Inspections Director
SUBJECT: Dangerous Building Public Hearing for 111-113 32 Ave N, Fargo, ND

The property owner of 111-113 32 Ave N, Fargo, ND, has failed to comply with the order to either obtain a permit to repair or remove the heavily damaged structure at that location within the time allowed for that removal. In accordance with Fargo Municipal Code Article 21-04, a hearing date is scheduled for 5:05 pm Monday, June 22, 2026

Article 21-0406 also allows court action if that is the course the commission chooses to take.

Article 21-0412 allows any person desiring to appeal the order issued by the board of city commissioners to do so in the district court.

The recommendation is to **designate this a dangerous building, direct the City Attorney to prepare findings of fact in this matter, and order its removal on August 21, 2026. Please direct the appropriate staff to secure the removal of this building should the owner fail to do so.**



Property Information and Timeline of Events

Property Information:	Building is currently vacant and is uninhabitable due to condition and no utility service.
Location:	111-113 32 Ave N, Fargo, ND 58102
Owner:	Bobbi Stephenson
Description:	1152 square foot wood framed bi-level duplex structure constructed in 1976

Description of Damage:

- No current water services
- Siding is missing on east side
- Junk is stored under deck and in rear yard
- 35 calls of service since 1/1/23
- This property is currently in foreclosure

TimeLine of Events:

03/31/2023: Complaint about vehicles

04/12/2023: Complaint about vehicles

04/12/2024: Complaint about vehicles

10/15/2025: Water terminated structure due to no payment

04/29/2026: Property Inspected because of complaints

04/29/2026: Structure posted as Dangerous Building, notices sent

04/30/2026: Property reposted as Dangerous Building

04/30/2026: Compliant bout vehicles

05/04/2026: Owner signed "Agreement For Nuisance Abetment and Special Assessment"

05/04/2026: Agreement For Nuisance Abetment and Special Assessment document recorded

05/06/2026: Interior of property inspected

05/06/2026: Power terminated by XCEL

05/06/2026: Property secured by Inspections Department

05/12/2026: Solid Waste removed garbage cans

05/12/2026: Owner and possible buyer access property

05/15/2024: Complaints about vehicles

05/18/2026: Complaints about junk

05/19/2026: Complaints about junk

06/08/2026: Junk removed from property in accordance with agreement from owner

06/08/2026: Request for public hearing approved at City Commission meeting.

06/11/2026: Notice of Dangerous Building Hearing – Order to Show Cause sent to owner and mortgage holder.

06/22/2026: Public Hearing held at City Commission meeting.

Additional Information: This property has been a nuisance dating back to March of 2023. The property ownership has been in dispute because of the owner's incarceration, bank foreclosure, and documents provided by a tenant showing possible rights to manage the property. The tenant was issuing leases, taking money, and taking water service from neighbors during this time. During this time frame the water the home was disconnected and the curb stop had to be filled with sand to keep them from turning it on without otherization. The court issued a Special Execution on January 24, 2026 directing the Sheriff to proceed with the foreclosure sale of the property. However, the most recent docket entry reflects that the Special Execution was "returned by Sheriff with no action taken" on February 24, 2026. The foreclosure case is also listed as closed. After speaking to the Sheriff's office about this matter they informed us that no sale was set up by the Bank so the property was not sold and went back to the court with no action taking place for this property.



Memorandum

DATE: June 8, 2026
TO: Mayor Mahoney and Board of City Commissioners
FROM: Shawn Ouradnik, Inspections Director
SUBJECT: Dangerous Building Notice and Order at 111-113 32 Ave N Fargo ND

The property owner of 111-113 32 Ave N Fargo ND, Bobbi Stephenson has failed to comply with the order to either obtain a permit to repair or remove the heavily damaged structure at that location within the time allowed for that removal. In accordance with Fargo Municipal Code Article 21-04, it will now be necessary for you to set a date for a hearing of this order at which time the property owner will be able to appear and show cause why the building should not be removed and the costs of that removal assessed against this property.

The recommendation is **to make a motion, in accordance with FMC Article 21-04, to set 5:05 pm Monday, June 22, 2026 as the time and date for the hearing regarding the dangerous building order for the structure at 111-113 32 Ave N Fargo ND.**



Notice of Dangerous Building Hearing – Order to Show Cause

Date: 06/11/2026

Location: 111-113 32 Ave N, Fargo, ND 58102

Property Owner: Bobbi Stephenson

Address of Property Owner: 1102 7TH ST N APT 1, Fargo, ND 58102

**NAMES AND ADDRESSES OF
MORTGAGE HOLDERS, LIENHOLDERS
ET CETERA AND LESSEES OF RECORD:**

Discover Bank 502 W Market St Greenwood, DE 19950

International Fidelity Insurance Company 111 Raymond Blvd Newark, NJ 07102

Freedom Mortgage Company 11988 Exit 5 Pkwy Fishers, IN 46037

Inspector: Bill Thompson

Date of Posting: 04/29/2026

Ordinance 21-0405 of the Fargo Municipal Code states:

The board of city commissioners shall:

A. Upon receipt of a report of the building inspector as provided for in § 21-0404, subsection (F) give written notice to the owner, occupant, mortgagee, lessee and all other persons having an interest in said building as shown by the records of the register of deeds of the county of Cass to appear before it on the date specified in the notice to show cause why the building or structure reported to be a “dangerous building: should not be repaired, vacated, or demolished in accordance with the statement of particulars set forth in the building inspector(s) notice provided for herein in § 21-0404, subsection (E).

B. Hold a hearing and hear such testimony as the building inspector or the owner, occupant, mortgagee, lessee or any other person having an interest in said building as shown by the records of the register of deeds of the county of Cass shall offer relative to the “dangerous building.”

A hearing regarding the dangerous building located at Address, Fargo, ND has been scheduled for, Monday, June 22, 2026 at 5:05PM. The hearing will take place in the City Commission Chambers, located at 225 4th Street N., Fargo, ND 58102.

Any interested person or party is encouraged to attend.

Dated on this 06/11/2026.



Notice of Dangerous Building Hearing – Order to Show Cause

Date: 06/10/2026

Location: 111-113 32 Ave N, Fargo, ND 58102

Property Owner: Bobbi Stephenson

Address of Property Owner: 1102 7TH ST N APT 1, Fargo, ND 58102

Inspector: Bill Thompson

Date of Posting: 04/29/2026

Ordinance 21-0405 of the Fargo Municipal Code states:

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B. Hold a hearing and hear such testimony as the building inspector or the owner, occupant, mortgagee, lessee or any other person having an interest in said building as shown by the records of the register of deeds of the county of Cass shall offer relative to the “dangerous building.”

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Any interested person or party is encouraged to attend.

Dated on this 06/10/2026.

Shawn Ouradnik
Inspections Director



NOTICE OF DANGEROUS BUILDING

DATE: 4/29/2026

ADDRESS AND/OR LEGAL

DESCRIPTION OF SUBJECT PROPERTY: 111-113 32 Ave N (Up and down duplex)

NAME OF PROPERTY OWNER: Bobbi Stephenson

ADDRESS OF PROPERTY OWNER: 1102 7TH ST N APT 1, Fargo, ND 58102

NAMES AND ADDRESSES OF

MORTGAGE HOLDERS, LIENHOLDERS

ET CETERA AND LESSEES OF RECORD: Department of Human Services, Child Support Division 600 East Blvd Ave Bismarck, ND 58505, Discover Bank 502 W Market St Greenwood, DE 19950, International Fidelity Insurance Company 111 Raymond Blvd Newark, NJ 07102, Secretary of Housing and Urban Development 657 2 Ave N Fargo, ND 58102, State of North Dakota 600 East Blvd Ave Bismarck, ND 58503, Freedom Mortgage Company 11988 Exit 5 Pkwy Fishers, IN 46037

NAME OF INSPECTOR: Bill Thompson

YOU ARE HEREBY GIVEN NOTICE OF THE FOLLOWING:

1. That this Notice is being given to you pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code, adopted by reference in Chapter 31 of the Fargo Municipal Code. **Failing to comply with this Notice may subject the owner and/or other persons to criminal charges and civil action, including but not limited to abatement of the nuisance.**
2. That the building with which this Notice is concerned is commonly known as 111-113 32 Ave N, and is located on that tract of land in the City of Fargo, more particularly described as follows: Vanradens 2nd Sub division, Lot 15, Block 2 (Hereinafter referred to as "the building")
3. That an inspection was made of the building on 4/29/26 by Bill Thompson, Building Inspector.
4. That the building inspector for the City of Fargo has found the building, 1976 wood framed bi-level duplex structure to be a Dangerous Building within the standards set forth in Article 21-04 of the Fargo Municipal Code relating to Dangerous Buildings, and Section

109 of the 2024 International Property Maintenance Code, adopted by reference in Article 31-01 of the Fargo Municipal Code.

5. This notice is to remain on this building until it is repaired, vacated, or demolished in accordance with this notice which has been given the owner, occupant, lessee, or mortgagee of this building and all other persons having an interest in said building as shown by the records of the register of deeds of the County of Cass. **It is unlawful to remove this notice until such notice is complied with.**

6. **That the owner of the building must demolish or repair the building within 30 (thirty) days from the date of this notice or obtain a permit to repair.** To obtain a permit, see 'Conditions Found Statement' below.

7. The exterior yard and sidewalk is required to be maintained.

8. That the building is unsafe and is a dangerous building in the following respects: See 'Conditions Found Statement' below.

9. The building is unsafe and constitutes a public nuisance pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code as adopted by Article 31-01 of the Fargo Municipal Code.

10. You are further given notice that unless the building is demolished or the conditions are cured within the time period set forth herein, the City of Fargo will take such steps as are necessary to cause said building to be demolished pursuant to Fargo Municipal Code and the International Building Code, and the owner will be assessed such costs as are provided for therein.

11. **Order for vacation of building.** The undersigned building official has determined that the building or structure and premises must be vacated as required by Section 109.8 of the International Property Maintenance Code. Therefore, it is hereby ordered that the building or structure and premises shall be vacated immediately, and remain vacated, on this 29th day of April, 2026. **An inspector will continue to verify compliance.** Failure to abide by these orders and take corrective measures may result in civil and/or criminal action.

12. **Order to secure building.** The undersigned building official has determined that the building must remain secured. Therefore, it is hereby ordered that all means of entering the building remain secured to prevent unauthorized entrance by the 6th day of May, 2026. Approval for entrance of the posted buildings, structures, or premises must be obtained by contacting the Inspections Department. **An inspector will continue to verify compliance.** Failure to keep the buildings, structures, or premises secured will result in the City of Fargo hiring an independent contractor to secure the building. All expenses for securing the building will be assessed against the property.

13. **Application for Appeal.** Section 106 of the International Property Maintenance Code states that any person directly affected by a decision of the code official or a notice or order

issued under this code shall have the right to appeal to the Board of Appeals, provided that a written application for appeal is filed within 30 days after the day the decision, notice or order was served. An application for appeal shall be based on the claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent or better form of construction is proposed.

Dated this 29th day of April, 2026

CONDITIONS FOUND STATEMENT

On 4/29/26, Building Inspector Bill Thompson, was present at 111-113 32 Ave N to address a complaint inspection. The following violations were found:

- No current water services
- Siding is missing on east side
- Junk is stored under deck and in rear yard
- 35 calls of service since 1/1/23
- This property is currently in foreclosure

The following action must be taken:

- Provide engineering on all systems and obtain a permit to repair and make repairs by permit deadline -or-
- Demolish the structure within the deadline provided in this notice.

Bill Thompson
Building Inspector
wthompson@fargond.gov

Shawn Ouradnik
Building Official
souradnik@fargond.gov

Date Signed

AGREEMENT FOR NUISANCE ABATEMENT AND SPECIAL ASSESSMENT

This AGREEMENT is entered into between the **CITY OF FARGO**, a North Dakota municipal corporation, whose address is 225 4th Street North, Fargo, North Dakota, 58102 ("City"), and **Bobbi Jo Stephenson**, whose address is 1102 7 St N Apt 1 Fargo ND, 58102 ("Property Owner"), and who is the record owner of the real property located at 111-113 32 Ave N Fargo, ND 58102 ("Subject Property").

RECITALS

1. City has determined that conditions existing on Subject Property constitute a nuisance under Fargo Municipal Code and the North Dakota Century Code; and
2. The Fargo Municipal Code authorizes the City to abate nuisances and to assess the costs of abatement against the property upon which the nuisance exists; and
3. Property Owner desires that the City perform the nuisance abatement rather than undertaking the abatement independently.

In consideration of the mutual promises herein, the parties agree as follows:

- A. Property Owner acknowledges and agrees that the condition of Subject Property constitutes a public nuisance under Fargo Mun. Code Art. 13-09 and N.D. Cent. Code Ch. 42-01.
- B. Property Owner hereby authorizes the City, its employees, agents, and contractors to enter upon Subject Property for the purpose of abating the nuisance, including but not limited to debris removal, exterior cleanup, and vegetation removal.
- C. Property Owner acknowledges and agrees that all costs incurred by the City in performing the nuisance abatement will be assessed against the Subject Property as a special assessment pursuant to the Fargo Mun. Code § 13-0910. Property Owner understands and agrees that such assessment constitutes a lien against Subject Property and may be certified to the Cass County Auditor for collection in the same manner as other special assessments.

- D. Property Owner acknowledges that Subject Property is currently subject to a pending foreclosure action (Case No. 09-2024-CV-03883). Property Owner further acknowledges that any special assessment imposed pursuant to this Agreement may survive foreclosure and remain a lien against Subject Property regardless of any transfer of title.
- E. City's obligation under this Agreement is limited to the nuisance conditions identified at the time of abatement. City retains the right to pursue additional enforcement actions should future nuisance conditions arise.
- F. This Agreement has been made and entered into under the laws of the State of North Dakota.
- G. The effective date of this Agreement is the date of final signature by the undersigned entities.

(Signature Pages to Follow)

Dated this 4th day of May, 2026.

CITY OF FARGO

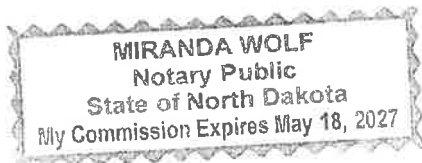


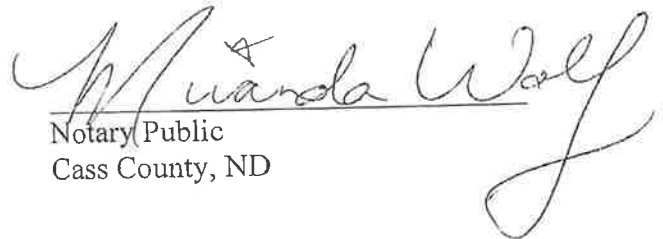
Shawn Ouradnik
Inspections Director

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

On this 4th day of May, 2026, before me, a notary public in and for said county and state, personally appeared Shawn Ouradnik, to me known to be the Inspections Department Director of the city of Fargo, a North Dakota municipal corporation, described in and that executed the within and foregoing instrument, and acknowledged that said municipal corporation executed the same.

(SEAL)





Notary Public
Cass County, ND

Dated this 7th day of May, 2026.

PROPERTY OWNER


Bobbi Jo Stephenson

[illegible]

On this 4th day of May, 2026, before me, a notary public in and for said county and state, personally appeared Bobbi Jo Stephenson, to me known to be the PROPERTY OWNER, described in and that executed the within and foregoing instrument, and acknowledged that said municipal corporation executed the same.

(SEAL)

MIRANDA WOLF

Notary Public

State of North Dakota

My Commission Expires May 18, 2027

Notary/Public

Cass County, ND

City of Fargo
225 4th St N
Fargo ND 58102

USPS CERTIFIED MAIL



9214 8901 9403 8300 0070 9014 66

INTERNATIONAL FIDELITY INSURANCE COMPANY
111 RAYMOND BLVD
NEWARK NJ 07105



INSPECTIONS

INSPECTIONS DEPARTMENT

Fargo City
Hall 225 Fourth
Street North Fargo,
ND 58102

Phone: 701.241.1561 | Fax: 701.476.6779
FargoND.gov

NOTICE OF DANGEROUS BUILDING

DATE: 4/29/2026

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DESCRIPTION OF SUBJECT PROPERTY: 111-113 32 Ave N (Up and down duplex)

NAME OF PROPERTY OWNER: Bobbi Stephenson

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11. **Order for vacation of building.** The undersigned building official has determined that the building or structure and premises must be vacated as required by Section 109.8 of the International Property Maintenance Code. Therefore, it is hereby ordered that the building or structure and premises shall be vacated immediately, and remain vacated, on this 29th day of April, 2026. **An inspector will continue to verify compliance.** Failure to abide by these orders and take corrective measures may result in civil and/or criminal action.

12. **Order to secure building.** The undersigned building official has determined that the building must remain secured. Therefore, it is hereby ordered that all means of entering the building remain secured to prevent unauthorized entrance by the 6th day of May, 2026. Approval for entrance of the posted buildings, structures, or premises must be obtained by contacting the Inspections Department. **An inspector will continue to verify compliance.** Failure to keep the buildings, structures, or premises secured will result in the City of Fargo hiring an independent contractor to secure the building. All expenses for securing the building will be assessed against the property.

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Dated this 29th day of April, 2026

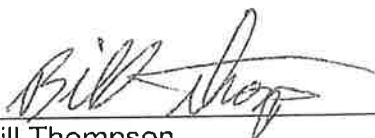
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The following action must be taken:

- Provide engineering on all systems and obtain a permit to repair and make repairs by permit deadline -or-
- Demolish the structure within the deadline provided in this notice.



Bill Thompson
Building Inspector
wthompson@fargond.gov



Shawn Ouradnik
Building Official
souradnik@fargond.gov



Date Signed



Shipment Confirmation Acceptance Notice

A. Mailer Action

Note to Mailer: The labels and volume associated to this form online, **must** match the labeled packages being presented to the USPS® employee with this form.

Shipment Date: 04/29/2026

Shipped From:

Name: CITY OF FARGO

Address: 225 4TH ST N

City: FARGO

State: ND ZIP+4® 58102

Type of Mail	Volume
Priority Mail Express®	
Priority Mail®	
First-Class Package Service®	
Returns	
International*	
Other	1
Total	1

*Start time for products with service guarantees will begin when mail arrives at the local Post Office™ and items receive individual processing and acceptance scans.

B. USPS Action

Note to RSS Clerk:

1. Home screen > Mailing/Shipping > More
2. Select Shipment Confirm
3. Scan or enter the barcode/label number from PS Form 5630
4. Confirm the volume count message by selecting Yes or No
5. Select Pay and End Visit to complete transaction

USPS EMPLOYEE: Please scan upon pickup or receipt of mail.
Leave form with customer or in customer's mail receptacle.

USPS SCAN AT ACCEPTANCE



9275 0901 1935 6200 0070 3780 77



CITY OF FARGO
225 4TH ST N
FARGO ND 58102

☐ Adult Signature Required ☐ Priority Mail Express

☐ Adult Signature Restricted Delivery ☐ Registered Mail

☒ Certified Mail ☐ Return Receipt for Merchandise

☐ Certified Mail Restricted Delivery ☐ Signature Confirmation

☐ Collect on Delivery (COD) ☐ Signature Confirmation Restricted Delivery

☐ Insured Mail

9214 8901 9403 8300 0070 9014 56

INTERNATIONAL FIDELITY INSURANCE COMPANY
111 RAYMOND BLVD
NEWARK NJ 07105

Address (Name, Street, City, State, & ZIP Code™)

Postage

394

2.82

Affix Stamp Here
(for additional copies of this receipt).
Postmark with Date of Receipt.

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office
1	1
2	2
3	3
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9	9
10	10
11	11
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Postmaster, Per (Name of receiving employee)

1 2077 January 2017 (Page 1 of 1)

PS Form 2877, JANU
PSN 7530-02-000-9098

JobId: 6788328

Complete in Ink

For more information on USPS privacy policies, visit usps.com/privacypolicy.



Confirmation Services Certification

COMPANY INFORMATION

Company Name

City of Fargo

Mailer Identification (MID)* *MID is a unique 6- or 9-digit number that identifies the mailer or the mailer's client. A conforming MID is a six-digit MID beginning with 0-8 or a nine-digit MID beginning with 9.

Address (Number, street, suite no., city, state, and ZIP Code™)

225 4th St N

Fargo ND 58102

ELECTRONIC FILE

The electronic file submitted by the company shown above has been certified by the National Customer Support Center (NCSC) to be complete and accurate in both content and transmission and to meet the requirements as defined in Publication 199, *Intelligent Mail Package Barcode (IMpb) Implementation Guide* for: *Confirmation Services and Electronic Verification System (eVS) Mailers*.

Authorized NCSC Signature

Date Signed

BARCODED LABELS

The barcoded labels printed and submitted by the company shown above have been certified by the NCSC to meet the standards and specifications as prescribed in Publication 199 and the appropriate ANSI or AIM published standards.

Authorized NCSC Signature

Date Signed

INSTRUCTIONS FOR MAILER

Keep the original of this form in a safe place and provide a copy to your local USPS® facility if requested. Shipments included in Service Performance Measurement should submit a PS Form 3152 with each mailing. In the space below, place a GS1-128 barcode representing the Electronic File Number from the Header Record. If you cannot print the barcode, fill in the sequence numbers and check digit (the digits that follow the MID) from your Electronic File Number. This information is in the Header Record of the electronic file.

IMpb barcodes are required for all tracking numbers effective 1/27/2013. Valid Application Identifiers (AI): IMpb barcode AI "92" uses a 9-digit Mailer ID for commercial permit payment mailers. IMpb barcode "93" uses a 6-digit Mailer ID for commercial permit payment mailer. IMpb barcode "94" is used for online and meter mailers. Legacy barcode AI "91" will continue to be accepted for a limited time with an approved exception or waiver.

Place the barcode here or write the serial number and check digit of the electronic file in the spaces provided.



92750901193562000070378077

Confirmation Services Electronic File Number

**92/93	750	901193562	00007037807	7
AI	STC	Mailer ID	Serial Number	Check Digit
94				
AI	STC	Source Identifier	Mailer ID	Serial Number
				Check Digit

**91 can be used if approved for exception.

INSTRUCTIONS FOR ACCEPTANCE EMPLOYEE

If mailings are presented under an authorized manifest mailing system, verify payment of postage and fees, where applicable, using standard sampling procedures for pieces with special services. In addition, check the barcode formatting for the following:

1. Horizontal bars above and below the barcode.
2. Human-readable numbers below the barcode.
3. Depending on the product used, the words "USPS TRACKING #", "USPS SIGNATURE TRACKING #", "USPS CERTIFIED MAIL", or product specific found in Publication 199 based on the service type code.
4. For Electronic Verification System, (eVS) or "e-VS" should be included either before or after the service banner text. For example: "eVS USPS TRACKING", "USPS TRACKING eVS", "e-VS USPS USPS TRACKING", and "USPS TRACKING e-VS."

Date and Time of Verification

Date and Time of Mailing (if different from date of verification)

City of Fargo
225 4th St N
Fargo ND 58102

USPS CERTIFIED MAIL



9214 8901 9403 8300 0070 9027 77

DISCOVER BANK
502 W MARKET ST
GREENWOOD DE 19950

NOTICE OF DANGEROUS BUILDING

DATE: 4/29/2026

ADDRESS AND/OR LEGAL

DESCRIPTION OF SUBJECT PROPERTY: 111-113 32 Ave N (Up and down duplex)

NAME OF PROPERTY OWNER: Bobbi Stephenson

ADDRESS OF PROPERTY OWNER: 1102 7TH ST N APT 1, Fargo, ND 58102

NAMES AND ADDRESSES OF

MORTGAGE HOLDERS, LIENHOLDERS

ET CETERA AND LESSEES OF RECORD: Department of Human Services, Child Support
Division 600 East Blvd Ave Bismarck, ND 58505, Discover Bank 502 W Market St Greenwood, DE
19950, International Fidelity Insurance Company 111 Raymond Blvd Newark, NJ 07102, Secretary
of Housing and Urban Development 657 2 Ave N Fargo, ND 58102, State of North Dakota 600 East
Blvd Ave 58503, Freedom Mortgage Company 11988 Exit 5 Pkwy Fishers, IN 46037

NAME OF INSPECTOR: Bill Thompson

YOU ARE HEREBY GIVEN NOTICE OF THE FOLLOWING:

1. That this Notice is being given to you pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code, adopted by reference in Chapter 31 of the Fargo Municipal Code. **Failing to comply with this Notice may subject the owner and/or other persons to criminal charges and civil action, including but not limited to abatement of the nuisance.**
2. That the building with which this Notice is concerned is commonly known as 111-113 32 Ave N, and is located on that tract of land in the City of Fargo, more particularly described as follows: Vanradens 2nd Sub division, Lot 15, Block 2
(Hereinafter referred to as "the building")
3. That an inspection was made of the building on 4/29/26 by Bill Thompson, Building Inspector.
4. That the building inspector for the City of Fargo has found the building, 1976 wood framed bi-level duplex structure to be a Dangerous Building within the standards set forth in Article 21-04 of the Fargo Municipal Code relating to Dangerous Buildings, and Section

109 of the 2024 International Property Maintenance Code, adopted by reference in Article 31-01 of the Fargo Municipal Code.

5. This notice is to remain on this building until it is repaired, vacated, or demolished in accordance with this notice which has been given the owner, occupant, lessee, or mortgagee of this building and all other persons having an interest in said building as shown by the records of the register of deeds of the County of Cass. **It is unlawful to remove this notice until such notice is complied with.**

6. **That the owner of the building must demolish or repair the building within 30 (thirty) days from the date of this notice or obtain a permit to repair.** To obtain a permit, see 'Conditions Found Statement' below.

7. The exterior yard and sidewalk is required to be maintained.

8. That the building is unsafe and is a dangerous building in the following respects: See 'Conditions Found Statement' below.

9. The building is unsafe and constitutes a public nuisance pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code as adopted by Article 31-01 of the Fargo Municipal Code.

10. You are further given notice that unless the building is demolished or the conditions are cured within the time period set forth herein, the City of Fargo will take such steps as are necessary to cause said building to be demolished pursuant to Fargo Municipal Code and the International Building Code, and the owner will be assessed such costs as are provided for therein.

11. **Order for vacation of building.** The undersigned building official has determined that the building or structure and premises must be vacated as required by Section 109.8 of the International Property Maintenance Code. Therefore, it is hereby ordered that the building or structure and premises shall be vacated immediately, and remain vacated, on this 29th day of April, 2026. **An inspector will continue to verify compliance.** Failure to abide by these orders and take corrective measures may result in civil and/or criminal action.

12. **Order to secure building.** The undersigned building official has determined that the building must remain secured. Therefore, it is hereby ordered that all means of entering the building remain secured to prevent unauthorized entrance by the 6th day of May, 2026. Approval for entrance of the posted buildings, structures, or premises must be obtained by contacting the Inspections Department. **An inspector will continue to verify compliance.** Failure to keep the buildings, structures, or premises secured will result in the City of Fargo hiring an independent contractor to secure the building. All expenses for securing the building will be assessed against the property.

13. **Application for Appeal.** Section 106 of the International Property Maintenance Code states that any person directly affected by a decision of the code official or a notice or order

issued under this code shall have the right to appeal to the Board of Appeals, provided that a written application for appeal is filed within 30 days after the day the decision, notice or order was served. An application for appeal shall be based on the claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent or better form of construction is proposed.

Dated this 29th day of April, 2026

CONDITIONS FOUND STATEMENT

On 4/29/26, Building Inspector Bill Thompson, was present at 111-113 32 Ave N to address a complaint inspection. The following violations were found:

- No current water services
- Siding is missing on east side
- Junk is stored under deck and in rear yard
- 35 calls of service since 1/1/23
- This property is currently in foreclosure

The following action must be taken:

- Provide engineering on all systems and obtain a permit to repair and make repairs by permit deadline -or-
- Demolish the structure within the deadline provided in this notice.



Bill Thompson
Building Inspector
wthompson@fargond.gov



Shawn Ouradnik
Building Official
souradnik@fargond.gov



Date Signed



Shipment Confirmation Acceptance Notice

A. Mailer Action

Note to Mailer: The labels and volume associated to this form online, **must** match the labeled packages being presented to the USPS® employee with this form.

Shipment Date: 04/29/2026

Shipped From:

Name: CITY OF FARGO

Address: 225 4TH ST N

City: FARGO

State: ND ZIP+4® 58102

Type of Mail	Volume
Priority Mail Express®*	
Priority Mail®	
First-Class Package Service®	
Returns	
International*	
Other	1
Total	1

*Start time for products with service guarantees will begin when mail arrives at the local Post Office™ and items receive individual processing and acceptance scans.

B. USPS Action

Note to RSS Clerk:

1. Home screen > Mailing/Shipping > More
2. Select Shipment Confirm
3. Scan or enter the barcode/label number from PS Form 5630
4. Confirm the volume count message by selecting Yes or No
5. Select Pay and End Visit to complete transaction

USPS EMPLOYEE: Please scan upon pickup or receipt of mail.
Leave form with customer or in customer's mail receptacle.

USPS SCAN AT ACCEPTANCE



9275 0901 1935 6200 0070 3784 73



Firm Mailing Book For Accountable Mail

[illegible]

Director Per (Name of receiving employee)

Total Number of Pieces	Total Number of Pieces Received at Post Office
1	1
2	2
3	3
4	4
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100	100

Form 3877 January 2017 (Page 1 of 1)

PSN 7530-02-000-9098

JobId: 6788366

Complete in Ink

For more information on our privacy policies, visit usps.com/privacypolicy.

Affix Stamp Here
(for additional copies of this receipt).
Postmark with Date of Receipt.



Confirmation Services Certification

COMPANY INFORMATION

Company Name

City of Fargo

Mailer Identification (MID)* *MID is a unique 6- or 9-digit number that identifies the mailer or the mailer's client. A conforming MID is a six-digit MID beginning with 0-8 or a nine-digit MID beginning with 9.

Address (Number, street, suite no., city, state, and ZIP Code™)

225 4th St N

Fargo ND 58102

ELECTRONIC FILE

The electronic file submitted by the company shown above has been certified by the National Customer Support Center (NCSC) to be complete and accurate in both content and transmission and to meet the requirements as defined in Publication 199, *Intelligent Mail Package Barcode (IMpb) Implementation Guide for: Confirmation Services and Electronic Verification System (eVS) Mailers*.

Authorized NCSC Signature

Date Signed

BARCODED LABELS

The barcoded labels printed and submitted by the company shown above have been certified by the NCSC to meet the standards and specifications as prescribed in Publication 199 and the appropriate ANSI or AIM published standards.

Authorized NCSC Signature

Date Signed

INSTRUCTIONS FOR MAILER

Keep the original of this form in a safe place and provide a copy to your local USPS® facility if requested. Shipments included in Service Performance Measurement should submit a PS Form 3152 with each mailing. In the space below, place a GS1-128 barcode representing the Electronic File Number from the Header Record. If you cannot print the barcode, fill in the sequence numbers and check digit (the digits that follow the MID) from your Electronic File Number. This information is in the Header Record of the electronic file.

IMpb barcodes are required for all tracking numbers effective 1/27/2013. Valid Application Identifiers (AI): IMpb barcode AI "92" uses a 9-digit Mailer ID for commercial permit payment mailers. IMpb barcode "93" uses a 6-digit Mailer ID for commercial permit payment mailer. IMpb barcode "94" is used for online and meter mailers. Legacy barcode AI "91" will continue to be accepted for a limited time with an approved exception or waiver.

Place the barcode here or write the serial number and check digit of the electronic file in the spaces provided.



92750901193562000070378473

Confirmation Services Electronic File Number

**92/93	750	901193562	00007037847	3
AI	STC	Mailer ID	Serial Number	Check Digit
94	STC	Source Identifier	Mailer ID	Serial Number
AI	STC	Source Identifier	Mailer ID	Check Digit

**91 can be used if approved for exception.

INSTRUCTIONS FOR ACCEPTANCE EMPLOYEE

If mailings are presented under an authorized manifest mailing system, verify payment of postage and fees, where applicable, using standard sampling procedures for pieces with special services. In addition, check the barcode formatting for the following:

1. Horizontal bars above and below the barcode.
2. Human-readable numbers below the barcode.
3. Depending on the product used, the words "USPS TRACKING #", "USPS SIGNATURE TRACKING #", "USPS CERTIFIED MAIL", or product specific found in Publication 199 based on the service type code.
4. For Electronic Verification System, (eVS) or "e-VS" should be included either before or after the service banner text. For example: "eVS USPS TRACKING", "USPS TRACKING eVS", "e-VS USPS USPS TRACKING", and "USPS TRACKING e-VS."

Date and Time of Verification

Date and Time of Mailing (if different from date of verification)

City of Fargo
225 4th St N
Fargo ND 58102

USPS CERTIFIED MAIL



9214 8901 9403 8370 8701 13

SECRETARY OF HOUSING AND URBAN DEVELOPMENT
657 2ND AVE N
FARGO ND 58102-4727

NOTICE OF DANGEROUS BUILDING

DATE: 4/29/2026

ADDRESS AND/OR LEGAL

DESCRIPTION OF SUBJECT PROPERTY: 111-113 32 Ave N (Up and down duplex)

NAME OF PROPERTY OWNER: Bobbi Stephenson

ADDRESS OF PROPERTY OWNER: 1102 7TH ST N APT 1, Fargo, ND 58102

NAMES AND ADDRESSES OF

MORTGAGE HOLDERS, LIENHOLDERS

ET CETERA AND LESSEES OF RECORD: Department of Human Services, Child Support
Division 600 East Blvd Ave Bismarck, ND 58505, Discover Bank 502 W Market St Greenwood, DE
19950, International Fidelity Insurance Company 111 Raymond Blvd Newark, NJ 07102, Secretary
of Housing and Urban Development 657 2 Ave N Fargo, ND 58102, State of North Dakota 600 East
Blvd Ave 58503, Freedom Mortgage Company 11988 Exit 5 Pkwy Fishers, IN 46037

NAME OF INSPECTOR: Bill Thompson

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2. That the building with which this Notice is concerned is commonly known as 111-113 32 Ave N, and is located on that tract of land in the City of Fargo, more particularly described as follows: Vanradens 2nd Sub division, Lot 15, Block 2
(Hereinafter referred to as "the building")
3. That an inspection was made of the building on 4/29/26 by Bill Thompson, Building Inspector.
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6. **That the owner of the building must demolish or repair the building within 30 (thirty) days from the date of this notice or obtain a permit to repair.** To obtain a permit, see 'Conditions Found Statement' below.

7. The exterior yard and sidewalk is required to be maintained.

8. That the building is unsafe and is a dangerous building in the following respects: See 'Conditions Found Statement' below.

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12. **Order to secure building.** The undersigned building official has determined that the building must remain secured. Therefore, it is hereby ordered that all means of entering the building remain secured to prevent unauthorized entrance by the 6th day of May, 2026. Approval for entrance of the posted buildings, structures, or premises must be obtained by contacting the Inspections Department. **An inspector will continue to verify compliance.** Failure to keep the buildings, structures, or premises secured will result in the City of Fargo hiring an independent contractor to secure the building. All expenses for securing the building will be assessed against the property.

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Dated this 29th day of April, 2026

CONDITIONS FOUND STATEMENT

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- Junk is stored under deck and in rear yard
- 35 calls of service since 1/1/23
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The following action must be taken:

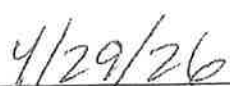
- Provide engineering on all systems and obtain a permit to repair and make repairs by permit deadline -or-
- Demolish the structure within the deadline provided in this notice.



Bill Thompson
Building Inspector
wthompson@fargond.gov



Shawn Ouradnik
Building Official
souradnik@fargond.gov



Date Signed



Shipment Confirmation Acceptance Notice

A. Mailer Action

Note to Mailer: The labels and volume associated to this form online, **must** match the labeled packages being presented to the USPS® employee with this form.

Shipment Date: 04/29/2026

Shipped From:

Name: CITY OF FARGO

Address: 225 4TH ST N

City: FARGO

State: ND ZIP+4® 58102

Type of Mail	Volume
Priority Mail Express®	
Priority Mail®	
First-Class Package Service®	
Returns	
International*	
Other	1
Total	1

*Start time for products with service guarantees will begin when mail arrives at the local Post Office™ and items receive individual processing and acceptance scans.

B. USPS Action

Note to RSS Clerk:

1. Home screen > Mailing/Shipping > More
2. Select Shipment Confirm
3. Scan or enter the barcode/label number from PS Form 5630
4. Confirm the volume count message by selecting Yes or No
5. Select Pay and End Visit to complete transaction

USPS EMPLOYEE: Please scan upon pickup or receipt of mail.
Leave form with customer or in customer's mail receptacle.

USPS SCAN AT ACCEPTANCE



9275 0901 1935 6200 0070 3713 20



Check type of mail or service

☐ Adult Signature Required	☐ Priority Mail Express
☐ Adult Signature Restricted Delivery	☐ Registered Mail
☒ Certified Mail	☐ Return Receipt for Merchandise
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation
☐ Collect on Delivery (COD)	☐ Signature Confirmation Restricted Delivery
☐ Insured Mail	
☐ Priority Mail	

Affix Stamp Here
(for additional copies of this receipt).
Postmark with Date of Receipt.

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)

PS Form **3877**, January 2017 (Page 1 of 1) **Complete in Ink**
 JobId: 6787680
 PSN 7530-02-000-9098



Confirmation Services Certification

COMPANY INFORMATION

Company Name

City of Fargo

Mailer Identification (MID)* MID is a unique 6- or 9-digit number that identifies the mailer or the mailer's client. A conforming MID is a six-digit MID beginning with 0-8 or a nine-digit MID beginning with 9.

Address (Number, street, suite no., city, state, and ZIP Code™)

225 4th St N

Fargo ND 58102

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Authorized NCSC Signature

Date Signed

BARCODED LABELS

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92750901193562000070371320

Confirmation Services Electronic File Number

**92/93	750	901193562	00007037132	0	
AI	STC	Mailer ID	Serial Number	Check Digit	
94					
AI	STC	Source Identifier	Mailer ID	Serial Number	Check Digit

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Date and Time of Verification

Date and Time of Mailing (if different from date of verification)

City of Fargo
225 4th St N
Fargo ND 58102

USPS CERTIFIED MAIL



9214 8901 9403 8370 8742 65

BOBBI STEPHENSON
1102 7TH ST N
APT 1
FARGO ND 58102-2777

NOTICE OF DANGEROUS BUILDING

DATE: 4/29/2026

ADDRESS AND/OR LEGAL

DESCRIPTION OF SUBJECT PROPERTY: 111-113 32 Ave N (Up and down duplex)

NAME OF PROPERTY OWNER: Bobbi Stephenson

ADDRESS OF PROPERTY OWNER: 1102 7TH ST N APT 1, Fargo, ND 58102

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ET CETERA AND LESSEES OF RECORD: Department of Human Services, Child Support
Division 600 East Blvd Ave Bismarck, ND 58505, Discover Bank 502 W Market St Greenwood, DE
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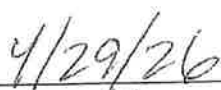
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Bill Thompson
Building Inspector
wthompson@fargond.gov



Shawn Ouradnik
Building Official
souradnik@fargond.gov



Date Signed



Shipment Confirmation Acceptance Notice

A. Mailer Action

Note to Mailer: The labels and volume associated to this form online, **must** match the labeled packages being presented to the USPS® employee with this form.

Shipment Date: 04/29/2026

Shipped From:

Name: CITY OF FARGO

Address: 225 4TH ST N

City: FARGO

State: ND ZIP+4® 58102

Type of Mail	Volume
Priority Mail Express®	
Priority Mail®	
First-Class Package Service®	
Returns	
International*	
Other	1
Total	1

*Start time for products with service guarantees will begin when mail arrives at the local Post Office™ and items receive individual processing and acceptance scans.

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1. Home screen > Mailing/Shipping > More
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USPS EMPLOYEE: Please scan upon pickup or receipt of mail.
Leave form with customer or in customer's mail receptacle.

USPS SCAN AT ACCEPTANCE



9275 0901 1935 6200 0070 3719 79



Check type of mail or service

☐ Adult Signature Required	☐ Priority Mail Express
☐ Adult Signature Restricted Delivery	☐ Registered Mail
☒ Certified Mail	☐ Return Receipt for Merchandise
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation
☐ Collect on Delivery (COD)	☐ Signature Confirmation Restricted Delivery
☐ Insured Mail	
☐ Registered Mail	

Affix Stamp Here
(for additional copies of this receipt).
Postmark with Date of Receipt.

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)

USPS privacy policies. visit usps.com/privacypolicy.

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit [usps.com/privacy](#).

PS Form 3877, January 2017 (Page 1 of 1)

PDS Form 901, 11-2000
DSCN 7530-02-000-9098

JobId: 6787743



Confirmation Services Certification

COMPANY INFORMATION

Company Name

City of Fargo

Mailer Identification (MID)* *MID is a unique 6- or 9-digit number that identifies the mailer or the mailer's client. A conforming MID is a six-digit MID beginning with 0-8 or a nine-digit MID beginning with 9.

Address (Number, street, suite no., city, state, and ZIP CodeTM)

225 4th St N
Fargo ND 58102

ELECTRONIC FILE

The electronic file submitted by the company shown above has been certified by the National Customer Support Center (NCSC) to be complete and accurate in both content and transmission and to meet the requirements as defined in Publication 199, *Intelligent Mail Package Barcode (IMpb) Implementation Guide* for: *Confirmation Services and Electronic Verification System (eVS) Mailers*.

Authorized NCSC Signature

Date Signed

BARCODED LABELS

The barcoded labels printed and submitted by the company shown above have been certified by the NCSC to meet the standards and specifications as prescribed in Publication 199 and the appropriate ANSI or AIM published standards.

Authorized NCSC Signature

Date Signed

INSTRUCTIONS FOR MAILER

Keep the original of this form in a safe place and provide a copy to your local USPS® facility if requested. Shipments included in Service Performance Measurement should submit a PS Form 3152 with each mailing. In the space below, place a GS1-128 barcode representing the Electronic File Number from the Header Record. If you cannot print the barcode, fill in the sequence numbers and check digit (the digits that follow the MID) from your Electronic File Number. This information is in the Header Record of the electronic file.

IMpb barcodes are required for all tracking numbers effective 1/27/2013. Valid Application Identifiers (AI): IMpb barcode AI "92" uses a 9-digit Mailer ID for commercial permit payment mailers. IMpb barcode "93" uses a 6-digit Mailer ID for commercial permit payment mailer. IMpb barcode "94" is used for online and meter mailers. Legacy barcode AI "91" will continue to be accepted for a limited time with an approved exception or waiver.

Place the barcode here or write the serial number and check digit of the electronic file in the spaces provided.



92750901193562000070371979

Confirmation Services Electronic File Number

**92/93	750	901193562	00007037197	9
AI	STC	Mailer ID	Serial Number	Check Digit
94				
AI	STC	Source Identifier	Mailer ID	Serial Number
				Check Digit

**91 can be used if approved for exception.

INSTRUCTIONS FOR ACCEPTANCE EMPLOYEE

If mailings are presented under an authorized manifest mailing system, verify payment of postage and fees, where applicable, using standard sampling procedures for pieces with special services. In addition, check the barcode formatting for the following:

- Horizontal bars above and below the barcode.
- Human-readable numbers below the barcode.
- Depending on the product used, the words "USPS TRACKING #", "USPS SIGNATURE TRACKING #", "USPS CERTIFIED MAIL", or product specific found in Publication 199 based on the service type code.
- For Electronic Verification System, (eVS) or "e-VS" should be included either before or after the service banner text. For example: "eVS USPS TRACKING", "USPS TRACKING eVS", "e-VS USPS TRACKING", and "USPS TRACKING e-VS."

Date and Time of Verification

Date and Time of Mailing (if different from date of verification)

City of Fargo
225 4th St N
Fargo ND 58102

USPS CERTIFIED MAIL



9214 8901 9403 8370 8747 84

FREEDOM MORTGAGE COMPANY
11988 EXIT 5 PKWY
FISHERS IN 46037-7939



INSPECTIONS

INSPECTIONS DEPARTMENT

Fargo City
Hall 225 Fourth
Street North Fargo,
ND 58102

Phone: 701.241.1561 | Fax: 701.476.6779
FargoND.gov

NOTICE OF DANGEROUS BUILDING

DATE: 4/29/2026

ADDRESS AND/OR LEGAL

DESCRIPTION OF SUBJECT PROPERTY: 111-113 32 Ave N (Up and down duplex)

NAME OF PROPERTY OWNER: Bobbi Stephenson

ADDRESS OF PROPERTY OWNER: 1102 7TH ST N APT 1, Fargo, ND 58102

NAMES AND ADDRESSES OF

MORTGAGE HOLDERS, LIENHOLDERS

ET CETERA AND LESSEES OF RECORD: Department of Human Services, Child Support
Division 600 East Blvd Ave Bismarck, ND 58505, Discover Bank 502 W Market St Greenwood, DE
19950, International Fidelity Insurance Company 111 Raymond Blvd Newark, NJ 07102, Secretary
of Housing and Urban Development 657 2 Ave N Fargo, ND 58102, State of North Dakota 600 East
Blvd Ave 58503, Freedom Mortgage Company 11988 Exit 5 Pkwy Fishers, IN 46037

NAME OF INSPECTOR: Bill Thompson

YOU ARE HEREBY GIVEN NOTICE OF THE FOLLOWING:

1. That this Notice is being given to you pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code, adopted by reference in Chapter 31 of the Fargo Municipal Code. **Failing to comply with this Notice may subject the owner and/or other persons to criminal charges and civil action, including but not limited to abatement of the nuisance.**
2. That the building with which this Notice is concerned is commonly known as 111-113 32 Ave N, and is located on that tract of land in the City of Fargo, more particularly described as follows: Vanradens 2nd Sub division, Lot 15, Block 2
(Hereinafter referred to as "the building")
3. That an inspection was made of the building on 4/29/26 by Bill Thompson, Building Inspector.
4. That the building inspector for the City of Fargo has found the building, 1976 wood framed bi-level duplex structure to be a Dangerous Building within the standards set forth in Article 21-04 of the Fargo Municipal Code relating to Dangerous Buildings, and Section

109 of the 2024 International Property Maintenance Code, adopted by reference in Article 31-01 of the Fargo Municipal Code.

5. This notice is to remain on this building until it is repaired, vacated, or demolished in accordance with this notice which has been given the owner, occupant, lessee, or mortgagee of this building and all other persons having an interest in said building as shown by the records of the register of deeds of the County of Cass. **It is unlawful to remove this notice until such notice is complied with.**

6. **That the owner of the building must demolish or repair the building within 30 (thirty) days from the date of this notice or obtain a permit to repair.** To obtain a permit, see 'Conditions Found Statement' below.

7. The exterior yard and sidewalk is required to be maintained.

8. That the building is unsafe and is a dangerous building in the following respects: See 'Conditions Found Statement' below.

9. The building is unsafe and constitutes a public nuisance pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code as adopted by Article 31-01 of the Fargo Municipal Code.

10. You are further given notice that unless the building is demolished or the conditions are cured within the time period set forth herein, the City of Fargo will take such steps as are necessary to cause said building to be demolished pursuant to Fargo Municipal Code and the International Building Code, and the owner will be assessed such costs as are provided for therein.

11. **Order for vacation of building.** The undersigned building official has determined that the building or structure and premises must be vacated as required by Section 109.8 of the International Property Maintenance Code. Therefore, it is hereby ordered that the building or structure and premises shall be vacated immediately, and remain vacated, on this 29th day of April, 2026. **An inspector will continue to verify compliance.** Failure to abide by these orders and take corrective measures may result in civil and/or criminal action.

12. **Order to secure building.** The undersigned building official has determined that the building must remain secured. Therefore, it is hereby ordered that all means of entering the building remain secured to prevent unauthorized entrance by the 6th day of May, 2026. Approval for entrance of the posted buildings, structures, or premises must be obtained by contacting the Inspections Department. **An inspector will continue to verify compliance.** Failure to keep the buildings, structures, or premises secured will result in the City of Fargo hiring an independent contractor to secure the building. All expenses for securing the building will be assessed against the property.

13. **Application for Appeal.** Section 106 of the International Property Maintenance Code states that any person directly affected by a decision of the code official or a notice or order

issued under this code shall have the right to appeal to the Board of Appeals, provided that a written application for appeal is filed within 30 days after the day the decision, notice or order was served. An application for appeal shall be based on the claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent or better form of construction is proposed.

Dated this 29th day of April, 2026

CONDITIONS FOUND STATEMENT

On 4/29/26, Building Inspector Bill Thompson, was present at 111-113 32 Ave N to address a complaint inspection. The following violations were found:

- No current water services
- Siding is missing on east side
- Junk is stored under deck and in rear yard
- 35 calls of service since 1/1/23
- This property is currently in foreclosure

The following action must be taken:

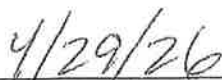
- Provide engineering on all systems and obtain a permit to repair and make repairs by permit deadline -or-
- Demolish the structure within the deadline provided in this notice.



Bill Thompson
Building Inspector
wthompson@fargond.gov



Shawn Ouradnik
Building Official
souradnik@fargond.gov



Date Signed



Shipment Confirmation Acceptance Notice

A. Mailer Action

Note to Mailer: The labels and volume associated to this form online, **must** match the labeled packages being presented to the USPS® employee with this form.

Shipment Date: 04/29/2026

Shipped From:

Name: CITY OF FARGO

Address: 225 4TH ST N

City: FARGO

State: ND ZIP+4® 58102

Type of Mail	Volume
Priority Mail Express®	
Priority Mail®	
First-Class Package Service®	
Returns	
International*	
Other	1
Total	1

*Start time for products with service guarantees will begin when mail arrives at the local Post Office™ and items receive individual processing and acceptance scans.

B. USPS Action

Note to RSS Clerk:

1. Home screen > Mailing/Shipping > More
2. Select Shipment Confirm
3. Scan or enter the barcode/label number from PS Form 5630
4. Confirm the volume count message by selecting Yes or No
5. Select Pay and End Visit to complete transaction

USPS EMPLOYEE: Please scan upon pickup or receipt of mail.
Leave form with customer or in customer's mail receptacle.

USPS SCAN AT ACCEPTANCE



9275 0901 1935 6200 0070 3722 42



Check type of mail or service

☐ Adult Signature Required	☐ Registered Mail	☐ Priority Mail Express
☐ Adult Signature Restricted Delivery	☐ Return Receipt for Merchandise	☐ Signature Confirmation
☒ Certified Mail	☐ Signature Confirmation Restricted Delivery	
☐ Certified Mail Restricted Delivery		
☐ Collect on Delivery (COD)		
☐ Insured Mail		
☐ Registered Mail		

Affix Stamp Here
(for additional copies of this receipt).
Postmark with Date of Receipt.

[illegible][illegible]

Complete in Ink

JobId: 6787769

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.



Confirmation Services Certification

COMPANY INFORMATION

Company Name

City of Fargo

Mailer Identification (MID)* MID is a unique 6- or 9-digit number that identifies the mailer or the mailer's client. A conforming MID is a six-digit MID beginning with 0-8 or a nine-digit MID beginning with 9.

Address (Number, street, suite no., city, state, and ZIP Code™)

225 4th St N

Fargo ND 58102

ELECTRONIC FILE

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Authorized NCSC Signature

Date Signed

BARCODED LABELS

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Authorized NCSC Signature

Date Signed

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Place the barcode here or write the serial number and check digit of the electronic file in the spaces provided.



92750901193562000070372242

Confirmation Services Electronic File Number

**92/93	750	901193562	00007037224	2
AI	STC	Mailer ID	Serial Number	Check Digit
94				
AI	STC	Source Identifier	Mailer ID	Serial Number
				Check Digit

**91 can be used if approved for exception.

INSTRUCTIONS FOR ACCEPTANCE EMPLOYEE

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1. Horizontal bars above and below the barcode.
2. Human-readable numbers below the barcode.
3. Depending on the product used, the words "USPS TRACKING #", "USPS SIGNATURE TRACKING #", "USPS CERTIFIED MAIL", or product specific found in Publication 199 based on the service type code.
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Date and Time of Verification

Date and Time of Mailing (if different from date of verification)

City of Fargo
225 4th St N
Fargo ND 58102

USPS CERTIFIED MAIL



9214 8901 9403 8370 8989 33

STATE OF NORTH DAKOTA
600 E BOULEVARD AVE
BISMARCK ND 58505-0601



NOTICE OF DANGEROUS BUILDING

DATE: 4/29/2026

ADDRESS AND/OR LEGAL

DESCRIPTION OF SUBJECT PROPERTY: 111-113 32 Ave N (Up and down duplex)

NAME OF PROPERTY OWNER: Bobbi Stephenson

ADDRESS OF PROPERTY OWNER: 1102 7TH ST N APT 1, Fargo, ND 58102

NAMES AND ADDRESSES OF

MORTGAGE HOLDERS, LIENHOLDERS

**ET CETERA AND LESSEES OF RECORD: Department of Human Services, Child Support
Division 600 East Blvd Ave Bismarck, ND 58505, Discover Bank 502 W Market St Greenwood, DE
19950, International Fidelity Insurance Company 111 Raymond Blvd Newark, NJ 07102, Secretary
of Housing and Urban Development 657 2 Ave N Fargo, ND 58102, State of North Dakota 600 East
Blvd Ave 58503, Freedom Mortgage Company 11988 Exit 5 Pkwy Fishers, IN 46037**

NAME OF INSPECTOR: Bill Thompson

YOU ARE HEREBY GIVEN NOTICE OF THE FOLLOWING:

1. That this Notice is being given to you pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code, adopted by reference in Chapter 31 of the Fargo Municipal Code. **Failing to comply with this Notice may subject the owner and/or other persons to criminal charges and civil action, including but not limited to abatement of the nuisance.**
2. That the building with which this Notice is concerned is commonly known as 111-113 32 Ave N, and is located on that tract of land in the City of Fargo, more particularly described as follows: Vanradens 2nd Sub division, Lot 15, Block 2
(Hereinafter referred to as "the building")
3. That an inspection was made of the building on 4/29/26 by Bill Thompson, Building Inspector.
4. That the building inspector for the City of Fargo has found the building, 1976 wood framed bi-level duplex structure to be a Dangerous Building within the standards set forth in Article 21-04 of the Fargo Municipal Code relating to Dangerous Buildings, and Section

109 of the 2024 International Property Maintenance Code, adopted by reference in Article 31-01 of the Fargo Municipal Code.

5. This notice is to remain on this building until it is repaired, vacated, or demolished in accordance with this notice which has been given the owner, occupant, lessee, or mortgagee of this building and all other persons having an interest in said building as shown by the records of the register of deeds of the County of Cass. **It is unlawful to remove this notice until such notice is complied with.**

6. **That the owner of the building must demolish or repair the building within 30 (thirty) days from the date of this notice or obtain a permit to repair.** To obtain a permit, see 'Conditions Found Statement' below.

7. The exterior yard and sidewalk is required to be maintained.

8. That the building is unsafe and is a dangerous building in the following respects: See 'Conditions Found Statement' below.

9. The building is unsafe and constitutes a public nuisance pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code as adopted by Article 31-01 of the Fargo Municipal Code.

10. You are further given notice that unless the building is demolished or the conditions are cured within the time period set forth herein, the City of Fargo will take such steps as are necessary to cause said building to be demolished pursuant to Fargo Municipal Code and the International Building Code, and the owner will be assessed such costs as are provided for therein.

11. **Order for vacation of building.** The undersigned building official has determined that the building or structure and premises must be vacated as required by Section 109.8 of the International Property Maintenance Code. Therefore, it is hereby ordered that the building or structure and premises shall be vacated immediately, and remain vacated, on this 29th day of April, 2026. **An inspector will continue to verify compliance.** Failure to abide by these orders and take corrective measures may result in civil and/or criminal action.

12. **Order to secure building.** The undersigned building official has determined that the building must remain secured. Therefore, it is hereby ordered that all means of entering the building remain secured to prevent unauthorized entrance by the 6th day of May, 2026. Approval for entrance of the posted buildings, structures, or premises must be obtained by contacting the Inspections Department. **An inspector will continue to verify compliance.** Failure to keep the buildings, structures, or premises secured will result in the City of Fargo hiring an independent contractor to secure the building. All expenses for securing the building will be assessed against the property.

13. **Application for Appeal.** Section 106 of the International Property Maintenance Code states that any person directly affected by a decision of the code official or a notice or order

issued under this code shall have the right to appeal to the Board of Appeals, provided that a written application for appeal is filed within 30 days after the day the decision, notice or order was served. An application for appeal shall be based on the claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent or better form of construction is proposed.

Dated this 29th day of April, 2026

CONDITIONS FOUND STATEMENT

On 4/29/26, Building Inspector Bill Thompson, was present at 111-113 32 Ave N to address a complaint inspection. The following violations were found:

- No current water services
- Siding is missing on east side
- Junk is stored under deck and in rear yard
- 35 calls of service since 1/1/23
- This property is currently in foreclosure

The following action must be taken:

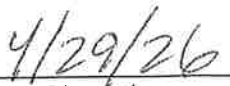
- Provide engineering on all systems and obtain a permit to repair and make repairs by permit deadline -or-
- Demolish the structure within the deadline provided in this notice.



Bill Thompson
Building Inspector
wthompson@fargond.gov



Shawn Ouradnik
Building Official
souradnik@fargond.gov



Date Signed



Shipment Confirmation Acceptance Notice

A. Mailer Action

Note to Mailer: The labels and volume associated to this form online, **must** match the labeled packages being presented to the USPS® employee with this form.

Shipment Date: 04/29/2026

Shipped From:

Name: CITY OF FARGO

Address: 225 4TH ST N

City: FARGO

State: ND ZIP+4® 58102

Type of Mail	Volume
Priority Mail Express®	
Priority Mail®	
First-Class Package Service®	
Returns	
International*	
Other	1
Total	1

*Start time for products with service guarantees will begin when mail arrives at the local Post Office™ and items receive individual processing and acceptance scans.

B. USPS Action

Note to RSS Clerk:

1. Home screen > Mailing/Shipping > More
2. Select Shipment Confirm
3. Scan or enter the barcode/label number from PS Form 5630
4. Confirm the volume count message by selecting Yes or No
5. Select Pay and End Visit to complete transaction

USPS EMPLOYEE: Please scan upon pickup or receipt of mail.
Leave form with customer or in customer's mail receptacle.

USPS SCAN AT ACCEPTANCE



9275 0901 1935 6200 0070 3776 12



Check type of mail or service	
☐ Adult Signature Required	☐ Priority Mail Express
☐ Adult Signature Restricted Delivery	☐ Registered Mail
☒ Certified Mail	☐ Return Receipt for Merchandise
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation
☐ Collect on Delivery (COD)	☐ Signature Confirmation Restricted Delivery
☐ Insured Mail	
☐ Priority Mail	

Affix Stamp Here
(for additional copies of this receipt).
Postmark with Date of Receipt.

Postmaster, Per (Name of receiving employee)

Complete in Ink

JobId: 6788285

PSN 7530-02-000-9098

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.



Confirmation Services Certification

COMPANY INFORMATION

Company Name

City of Fargo

Mailer Identification (MID)* MID is a unique 6- or 9-digit number that identifies the mailer or the mailer's client. A conforming MID is a six-digit MID beginning with 0-8 or a nine-digit MID beginning with 9.

Address (Number, street, suite no., city, state, and ZIP Code™)

225 4th St N
Fargo ND 58102

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Authorized NCSC Signature

Date Signed

BARCODED LABELS

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Date Signed

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92750901193562000070377612

Confirmation Services Electronic File Number

**92/93	750	901193562	00007037761	2
AI	STC	Mailer ID	Serial Number	Check Digit
94				
AI	STC	Source Identifier	Mailer ID	Serial Number
				Check Digit

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Date and Time of Verification

Date and Time of Mailing (if different from date of verification)

City of Fargo
225 4th St N
Fargo ND 58102

USPS CERTIFIED MAIL



9214 8901 9403 8370 9080 52

DEPARTMENT OF HUMAN SERVICES CHILD SUPPORT DIVISION
600 E BOULEVARD AVE
BISMARCK ND 58505-0601

NOTICE OF DANGEROUS BUILDING

DATE: 4/29/2026

ADDRESS AND/OR LEGAL

DESCRIPTION OF SUBJECT PROPERTY: 111-113 32 Ave N (Up and down duplex)

NAME OF PROPERTY OWNER: Bobbi Stephenson

ADDRESS OF PROPERTY OWNER: 1102 7TH ST N APT 1, Fargo, ND 58102

NAMES AND ADDRESSES OF

MORTGAGE HOLDERS, LIENHOLDERS

ET CETERA AND LESSEES OF RECORD: Department of Human Services, Child Support
Division 600 East Blvd Ave Bismarck, ND 58505, Discover Bank 502 W Market St Greenwood, DE
19950, International Fidelity Insurance Company 111 Raymond Blvd Newark, NJ 07102, Secretary
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Blvd Ave 58503, Freedom Mortgage Company 11988 Exit 5 Pkwy Fishers, IN 46037

NAME OF INSPECTOR: Bill Thompson

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Dated this 29th day of April, 2026

CONDITIONS FOUND STATEMENT

On 4/29/26, Building Inspector Bill Thompson, was present at 111-113 32 Ave N to address a complaint inspection. The following violations were found:

- No current water services
- Siding is missing on east side
- Junk is stored under deck and in rear yard
- 35 calls of service since 1/1/23
- This property is currently in foreclosure

The following action must be taken:

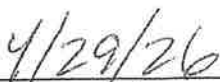
- Provide engineering on all systems and obtain a permit to repair and make repairs by permit deadline -or-
- Demolish the structure within the deadline provided in this notice.



Bill Thompson
Building Inspector
wthompson@fargond.gov



Shawn Ouradnik
Building Official
souradnik@fargond.gov



Date Signed



Shipment Confirmation Acceptance Notice

A. Mailer Action

Note to Mailer: The labels and volume associated to this form online, **must** match the labeled packages being presented to the USPS® employee with this form.

Shipment Date: 04/29/2026

Shipped From:

Name: CITY OF FARGO

Address: 225 4TH ST N

City: FARGO

State: ND ZIP+4® 58102

Type of Mail	Volume
Priority Mail Express®	
Priority Mail®	
First-Class Package Service®	
Returns	
International*	
Other	1
Total	1

*Start time for products with service guarantees will begin when mail arrives at the local Post Office™ and items receive individual processing and acceptance scans.

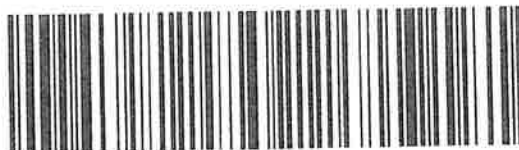
B. USPS Action

Note to RSS Clerk:

1. Home screen > Mailing/Shipping > More
2. Select Shipment Confirm
3. Scan or enter the barcode/label number from PS Form 5630
4. Confirm the volume count message by selecting Yes or No
5. Select Pay and End Visit to complete transaction

USPS EMPLOYEE: Please scan upon pickup or receipt of mail.
Leave form with customer or in customer's mail receptacle.

USPS SCAN AT ACCEPTANCE



9275 0901 1935 6200 0070 3790 43



CITY OF FARGO
225 4TH ST N
FARGO ND 5810

☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
☒ Certified Mail
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery (COD)
☐ Insured Mail
☐ Priority Mail Express
☐ Registered Mail
☐ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

1. 9214 8901 9403 8370 9080 52

DEPARTMENT OF HUMAN SERVICES CHILD SUPPORT DIVISION
600 E BOULEVARD AVE
BISMARCK ND 58505-0601

6.20

1

ASR

ASRD

RD 3

 $\frac{y}{y}$

5	6
7	8

9

7

1

PS Form 3877, January 2017 (Page 1 of 1)

PSN 7530-02-000-9098

JobId: 6788422

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacy/policies.



Confirmation Services Certification

COMPANY INFORMATION

Company Name

City of Fargo

Mailer Identification (MID*) *MID is a unique 6- or 9-digit number that identifies the mailer or the mailer's client. A conforming MID is a six-digit MID beginning with 0-8 or a nine-digit MID beginning with 9.

Address (Number, street, suite no., city, state, and ZIP Code™)

225 4th St N

Fargo ND 58102

ELECTRONIC FILE

The electronic file submitted by the company shown above has been certified by the National Customer Support Center (NCSC) to be complete and accurate in both content and transmission and to meet the requirements as defined in Publication 199, *Intelligent Mail Package Barcode (IMpb) Implementation Guide for: Confirmation Services and Electronic Verification System (eVS) Mailers*.

Authorized NCSC Signature

Date Signed

BARCODED LABELS

The barcoded labels printed and submitted by the company shown above have been certified by the NCSC to meet the standards and specifications as prescribed in Publication 199 and the appropriate ANSI or AIM published standards.

Authorized NCSC Signature

Date Signed

INSTRUCTIONS FOR MAILER

Keep the original of this form in a safe place and provide a copy to your local USPS® facility if requested. Shipments included in Service Performance Measurement should submit a PS Form 3152 with each mailing. In the space below, place a GS1-128 barcode representing the Electronic File Number from the Header Record. If you cannot print the barcode, fill in the sequence numbers and check digit (the digits that follow the MID) from your Electronic File Number. This information is in the Header Record of the electronic file.

IMpb barcodes are required for all tracking numbers effective 1/27/2013. Valid Application Identifiers (AI): IMpb barcode AI "92" uses a 9-digit Mailer ID for commercial permit payment mailers. IMpb barcode "93" uses a 6-digit Mailer ID for commercial permit payment mailer. IMpb barcode "94" is used for online and meter mailers. Legacy barcode AI "91" will continue to be accepted for a limited time with an approved exception or waiver.

Place the barcode here or write the serial number and check digit of the electronic file in the spaces provided.



92750901193562000070379043

Confirmation Services Electronic File Number

**92/93	750	901193562	00007037904	3
AI	STC	Mailer ID	Serial Number	Check Digit
94				
AI	STC	Source Identifier	Mailer ID	Serial Number
				Check Digit

**91 can be used if approved for exception.

INSTRUCTIONS FOR ACCEPTANCE EMPLOYEE

If mailings are presented under an authorized manifest mailing system, verify payment of postage and fees, where applicable, using standard sampling procedures for pieces with special services. In addition, check the barcode formatting for the following:

1. Horizontal bars above and below the barcode.
2. Human-readable numbers below the barcode.
3. Depending on the product used, the words "USPS TRACKING #", "USPS SIGNATURE TRACKING #", "USPS CERTIFIED MAIL", or product specific found in Publication 199 based on the service type code.
4. For Electronic Verification System, (eVS) or "e-VS" should be included either before or after the service banner text. For example: "eVS USPS TRACKING", "USPS TRACKING eVS", "e-VS USPS TRACKING", and "USPS TRACKING e-VS."

Date and Time of Verification

Date and Time of Mailing (if different from date of verification)

AFFIDAVIT OF SERVICE BY CERTIFIED MAIL

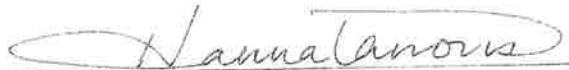
STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

Re: Notice of Dangerous Building Hearing – Order to Show Cause
111-113 32 Ave N, Fargo, ND 58102
CM Receipt#: 9214 8901 9403 8300 0028 2190 01

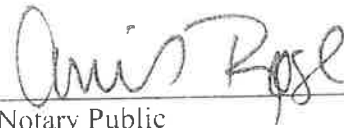
Hanna Tanous, being first duly sworn and being of legal age, deposes and says that on the 11th day of June 2026, she served the attached notice, upon 111-113 32 Ave N, by placing true and correct copies thereof in an envelope addressed as follows:

International Fidelity Insurance Company
111 Raymond Blvd
Newark NJ 07105

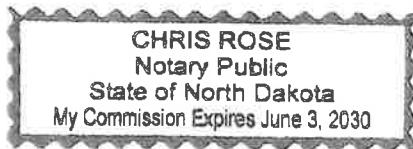
and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, Certified Mail.


Hanna Tanous

Subscribed and sworn to before me this 11 day of June 2026.


Notary Public
Cass County, North Dakota

(SEAL)



AFFIDAVIT OF SERVICE BY REGULAR MAIL

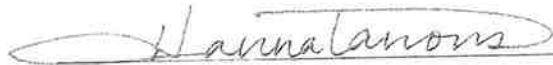
STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

**Re: Notice of Dangerous Building Hearing – Order to Show Cause
111-113 32 Ave N, Fargo, ND 58102**

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International Fidelity Insurance Company
111 Raymond Blvd
Newark NJ 07105

and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, Regular Mail.



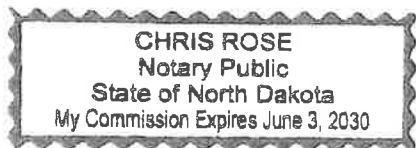
Hanna Tanous

Subscribed and sworn to before me this 11 day of June 2026.



Notary Public
Cass County, North Dakota

(SEAL)





Shipment Confirmation Acceptance Notice

A. Mailer Action

Note to Mailer: The labels and volume associated to this form online, **must** match the labeled packages being presented to the USPS® employee with this form.

Shipment Date: 06/11/2026

Shipped From:

Name: CITY OF FARGO

Address: 225 4TH ST N

City: FARGO

State: ND ZIP-4® 58102

Type of Mail	Volume
Priority Mail Express®	
Priority Mail®	
First-Class Package Service®	
Returns	
International®	
Other	4
Total	4

*Scan time for products with service guarantees will begin when mail arrives at the local Post Office™ and items receive individual processing and acceptance scans.

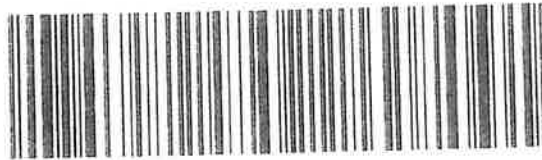
B. USPS Action

Note to RSS Clerk:

1. Home screen > Mailing/Shipping > More
2. Select Shipment Confirm
3. Scan or enter the barcode/label number from PS Form 5630
4. Confirm the volume count message by selecting Yes or No
5. Select Pay and End Visit to complete transaction

USPS EMPLOYEE: Please scan upon pickup or receipt of mail.
Leave form with customer or in customer's mail receptacle.

USPS SCAN AT ACCEPTANCE



9275 0901 1935 6200 0071 5804 62



UNITED STATES
POSTAL SERVICE

Firm Mailing Book For Accountable Mail

Name and Address of Sender

CITY OF FARGO
225 4TH ST N
FARGO ND 58102

USPS Tracking/Article Number

9214 8901 9403 8328 2186 91

9214 8901 9403 8328 2189 29

9214 8901 9403 8300 0028 2190 01

9214 8901 9403 8300 0028 2191 93

Check type of mail or service

- ☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
☒ Certified Mail
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery (COD)
☐ Insured Mail
☐ Priority Mail
☐ Addressee (Name Street City State & ZIP CodeTM)
☐ Priority Mail Express
☐ Registered Mail
☐ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

ROBBIE HENSON
1102 7TH ST N
APT 1

FARGO ND 58102-2777
FREEDOM MORTGAGE COMPANY
11988 EXIT 5 PKWY
FISHERS IN 46037-7939

INTERNATIONAL FIDELITY INSURANCE COMPANY
111 RAYMOND BLVD
NEWARK NJ 07105

DISCOVER BANK
502 W MARSHALL ST
GREENWOOD DE 19950

Affix Stamp Here
(for additional copies of this receipt)
Postmark with Date of Receipt.

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASK Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
0.74	5.30								2.82			
0.74	5.30								2.82			
0.74	5.30								2.82			
0.74	5.30								2.82			

Postmaster, Per (Name of receiving employee)

Total Number of Pieces
Delivered by Carrier

4

PS Form 3877, January 2017 (Page 1 of 1)

PSN 7530-01-000-9044

Form 3877-559

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.



Confirmation Services Certification

COMPANY INFORMATION

Company Name

City of Fargo

Address (Number, street, suite no., city, state, and ZIP CodeTM)

225 4th St N
Fargo ND 58102

Mailer Identification (MID)^{*} MID is a unique 6- or 9-digit number that identifies the mailer or the mailer's client. A conforming MID is a six-digit MID beginning with 0-8 or a nine-digit MID beginning with 9.

ELECTRONIC FILE

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Authorized NCSC Signature

Date Signed

BARCODED LABELS

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Authorized NCSC Signature

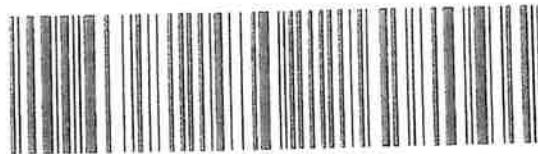
Date Signed

INSTRUCTIONS FOR MAILER

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92750901193562000071580462

Confirmation Services Electronic File Number

**92/93

750

901193562

00007158046

2

AI

STC

Mailer ID

Serial Number

Check Digit

94

AI

STC

Source Identifier

Mailer ID

Serial Number

Check Digit

**91 can be used if approved for exception.

INSTRUCTIONS FOR ACCEPTANCE EMPLOYEE

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2. Human-readable numbers below the barcode.
3. Depending on the product used, the words "USPS TRACKING #", "USPS SIGNATURE TRACKING #", "USPS CERTIFIED MAIL", or product specific found in Publication 199 based on the service type code.
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Date and Time of Certification

Date and Time of Mailing (if different from date of certification)

Notice of Dangerous Building Hearing – Order to Show Cause

Date: 06/11/2026

Location: 111-113 32 Ave N, Fargo, ND 58102

Property Owner: Bobbi Stephenson

Address of Property Owner: 1102 7TH ST N APT 1, Fargo, ND 58102

**NAMES AND ADDRESSES OF
MORTGAGE HOLDERS, LIENHOLDERS
ET CETERA AND LESSEES OF RECORD:**

Discover Bank 502 W Market St Greenwood, DE 19950

International Fidelity Insurance Company 111 Raymond Blvd Newark, NJ 07102

Freedom Mortgage Company 11988 Exit 5 Pkwy Fishers, IN 46037

Inspector: Bill Thompson

Date of Posting: 04/29/2026

Ordinance 21-0405 of the Fargo Municipal Code states:

The board of city commissioners shall:

A. Upon receipt of a report of the building inspector as provided for in § 21-0404, subsection (F) give written notice to the owner, occupant, mortgagee, lessee and all other persons having an interest in said building as shown by the records of the register of deeds of the county of Cass to appear before it on the date specified in the notice to show cause why the building or structure reported to be a "dangerous building: should not be repaired, vacated, or demolished in accordance with the statement of particulars set forth in the building inspector(s) notice provided for herein in § 21-0404, subsection (E).

B. Hold a hearing and hear such testimony as the building inspector or the owner, occupant, mortgagee, lessee or any other person having an interest in said building as shown by the records of the register of deeds of the county of Cass shall offer relative to the "dangerous building."

A hearing regarding the dangerous building located at Address, Fargo, ND has been scheduled for, Monday, June 22, 2026 at 5:05PM. The hearing will take place in the City Commission Chambers, located at 225 4th Street N., Fargo, ND 58102.

Any interested person or party is encouraged to attend.

Dated on this 06/11/2026.


Shawn Ouradnik
Inspections Director

AFFIDAVIT OF SERVICE BY CERTIFIED MAIL

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

Re: Notice of Dangerous Building Hearing – Order to Show Cause
111-113 32 Ave N, Fargo, ND 58102
CM Receipt#: 9214 8901 9403 8300 0028 2191 93

Hanna Tanous, being first duly sworn and being of legal age, deposes and says that on the 11th day of June 2026, she served the attached notice, upon 111-113 32 Ave N, by placing true and correct copies thereof in an envelope addressed as follows:

Discover Bank
502 W Market St
Greenwood DE 19950

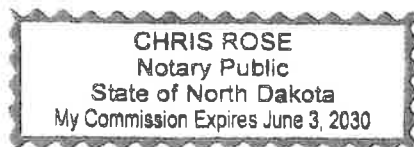
and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, Certified Mail.


Hanna Tanous

Subscribed and sworn to before me this 11 day of June 2026.


Notary Public
Cass County, North Dakota

(SEAL)



AFFIDAVIT OF SERVICE BY REGULAR MAIL

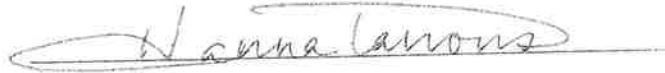
STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

**Re: Notice of Dangerous Building Hearing – Order to Show Cause
111-113 32 Ave N, Fargo, ND 58102**

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Greenwood DE 19950

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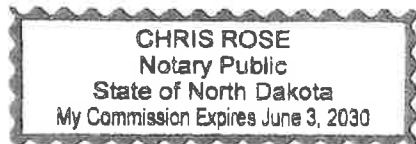
Hanna Tanous

Subscribed and sworn to before me this 11 day of June 2026.



Notary Public
Cass County, North Dakota

(SEAL)





Shipment Confirmation Acceptance Notice

A. Mailer Action

Note to Mailer: The labels and volume associated to this form online, **must** match the labeled packages being presented to the USPS® employee with this form.

Shipment Date: 06/11/2026

Shipped From:

Name: CITY OF FARGO

Address: 225 4TH ST N

City: FARGO

State: ND ZIP+4® 58102

Type of Mail	Volume
Priority Mail Express™	
Priority Mail®	
First-Class Package Service®	
Returns	
International™	
Other	4
Total	4

*Star® time for products with service guarantees will begin when mail arrives at the local Post Office™ and items receive individual processing and acceptance scans.

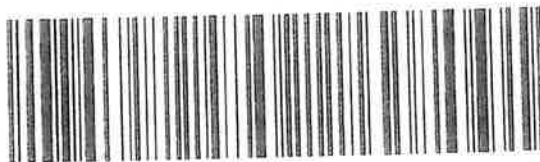
B. USPS Action

Note to RSS Clerk:

1. Home screen > Mailing/Shipping > More
2. Select Shipment Confirm
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5. Select Pay and End Visit to complete transaction

USPS EMPLOYEE: Please scan upon pickup or receipt of mail.
Leave form with customer or in customer's mail receptacle.

USPS SCAN AT ACCEPTANCE



9275 0901 1935 6200 0071 5804 62



Firm Mailing Book For Accountable Mail

Name and Address of Sender

CITY OF FARGO
225 4TH ST N
FARGO ND 58102

USPS Tracking/Article Number

1 9214 8901 9403 8328 2186 91

2 9214 8901 9403 8328 2189 29

3 9214 8901 9403 8300 0028 2190 01

4 9214 8901 9403 8300 0028 2191 93

Check type of mail or service

- ☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
☒ Certified Mail
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery (COD)
☐ Insured Mail
☐ Priority Mail
☐ Registered Mail
☐ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

Addressee (Name, Street, City, State & ZIP Code[®])

ROBBIE ST PHENSON
1102 7TH ST N
APT 1

FARGO ND 58102-2777
FREEDOM MORTGAGE COMPANY
11988 EXH 3 PKWY
FISHERS IN 46037-1939

INTERNATIONAL FIDELITY INSURANCE COMPANY
111 RAYMOND BLVD
NEWARK NJ 07105

DISCOVER BANK
502 W MARKET ST
GREENWOOD DE 19950

Affix Stamp Here
(for additional copies of this receipt)
Postmark with Date of Receipt.

Postage	(Extra Service) Fee	Handling Charge	Actual Value (if Registered)	Insured Value	Due Sender if COD	ASK Fee	ASKD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
0 74	5 30								2 82			
0 74	5 30								2 82			
0 74	5 30								2 82			
0 74	5 30								2 82			

Postmaster Per (Name of receiving employee)

Total Number of Pieces
Received at Post Office

4

PS Form 3877, January 2017 (Page 1 of 1)

PSN 7530-01-000-9004

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.



Confirmation Services Certification

COMPANY INFORMATION

Company Name

City of Fargo

Address (Number, street, suite no., city, state, and ZIP Code™)

225 4th St N

Fargo ND 58102

Mailer Identification (MID) *MID is a unique 6- or 9-digit number that identifies the mailer or the mailer's client. A conforming MID is a six-digit MID beginning with 0-8 or a nine-digit MID beginning with 9.

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Date Signed

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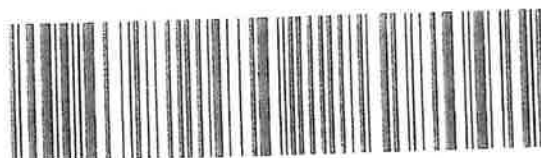
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92750901193562000071580462

Confirmation Services Electronic File Number

**92/93

750

901193562

00007158046

2

Check Digit

AI

STC

Mailer ID

Serial Number

94

AI

STC

Source Identifier

Mailer ID

Serial Number

Check Digit

**91 can be used if approved for exception.

INSTRUCTIONS FOR ACCEPTANCE EMPLOYEE

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- Human-readable numbers below the barcode.
- Depending on the product used, the words "USPS TRACKING #", "USPS SIGNATURE TRACKING #", "USPS CERTIFIED MAIL", or product specific found in Publication 199 based on the service type code.
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Date and Time of Verification

Date and Time of Mailing (if different from date of verification)

Notice of Dangerous Building Hearing – Order to Show Cause

Date: 06/11/2026

Location: 111-113 32 Ave N, Fargo, ND 58102

Property Owner: Bobbi Stephenson

Address of Property Owner: 1102 7TH ST N APT 1, Fargo, ND 58102

**NAMES AND ADDRESSES OF
MORTGAGE HOLDERS, LIENHOLDERS
ET CETERA AND LESSEES OF RECORD:**

Discover Bank 502 W Market St Greenwood, DE 19950

International Fidelity Insurance Company 111 Raymond Blvd Newark, NJ 07102

Freedom Mortgage Company 11988 Exit 5 Pkwy Fishers, IN 46037

Inspector: Bill Thompson

Date of Posting: 04/29/2026

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The board of city commissioners shall:

A. Upon receipt of a report of the building inspector as provided for in § 21-0404, subsection (F) give written notice to the owner, occupant, mortgagee, lessee and all other persons having an interest in said building as shown by the records of the register of deeds of the county of Cass to appear before it on the date specified in the notice to show cause why the building or structure reported to be a "dangerous building: should not be repaired, vacated, or demolished in accordance with the statement of particulars set forth in the building inspector(s) notice provided for herein in § 21-0404, subsection (E).

B. Hold a hearing and hear such testimony as the building inspector or the owner, occupant, mortgagee, lessee or any other person having an interest in said building as shown by the records of the register of deeds of the county of Cass shall offer relative to the "dangerous building."

A hearing regarding the dangerous building located at Address, Fargo, ND has been scheduled for, Monday, June 22, 2026 at 5:05PM. The hearing will take place in the City Commission Chambers, located at 225 4th Street N., Fargo, ND 58102.

Any interested person or party is encouraged to attend.

Dated on this 06/11/2026.


Shawn Ouradnik
Inspections Director

AFFIDAVIT OF SERVICE BY CERTIFIED MAIL

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

Re: Notice of Dangerous Building Hearing – Order to Show Cause
111-113 32 Ave N, Fargo, ND 58102
CM Receipt#: 9214 8901 9403 8328 2186 91

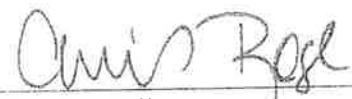
Hanna Tanous, being first duly sworn and being of legal age, deposes and says that on the 11th day of June 2026, she served the attached notice, upon 111-113 32 Ave N, by placing true and correct copies thereof in an envelope addressed as follows:

Bobbi Stephenson
1102 7th St N
Apt 1
Fargo ND 58102-2777

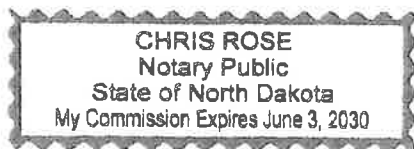
and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, Certified Mail.


Hanna Tanous

Subscribed and sworn to before me this 11 day of June 2026.


Notary Public
Cass County, North Dakota

(SEAL)



AFFIDAVIT OF SERVICE BY REGULAR MAIL

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

**Re: Notice of Dangerous Building Hearing – Order to Show Cause
111-113 32 Ave N, Fargo, ND 58102**

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Bobbi Stephenson
1102 7th St N
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Fargo ND 58102-2777

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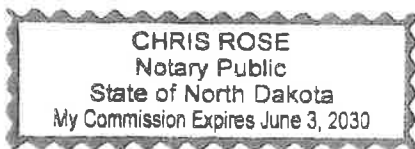
Hanna Tanous

Subscribed and sworn to before me this 11 day of June 2026.



Notary Public
Cass County, North Dakota

(SEAL)





Shipment Confirmation Acceptance Notice

A. Mailer Action

Note to Mailer: The labels and volume associated to this form online, **must** match the labeled packages being presented to the USPS® employee with this form.

Shipment Date: 06/11/2026

Shipped From:

Name: CITY OF FARGO

Address: 225 4TH ST N

City: FARGO

State: ND ZIP-4® 58102

Type of Mail	Volume
Priority Mail Express®	
Priority Mail®	
First-Class Package Service®	
Returns	
International®	
Other	4
Total	4

*Start time for products with service guarantees will begin when mail arrives at the local Post Office™ and items receive individual processing and acceptance scans.

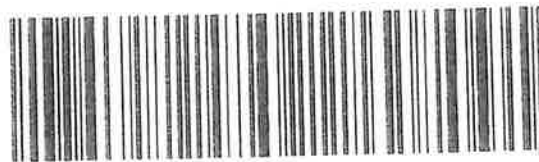
B. USPS Action

Note to RSS Clerk:

1. Home screen > Mailing/Shipping > More
2. Select Shipment Confirm
3. Scan or enter the barcode/label number from PS Form 5630
4. Confirm the volume count message by selecting Yes or No
5. Select Pay and End Visit to complete transaction

USPS EMPLOYEE: Please scan upon pickup or receipt of mail.
Leave form with customer or in customer's mail receptacle.

USPS SCAN AT ACCEPTANCE



9275 0901 1935 6200 0071 5804 62



UNITED STATES
POSTAL SERVICE

Firm Mailing Book For Accountable Mail

Name and Address of Sender

CITY OF FARGO
225 4TH ST N
FARGO ND 58102

Check type of mail or service

- ☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
☒ Certified Mail
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery (COD)
☐ Insured Mail
☐ Priority Mail
☐ Registered Mail
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation Restricted Delivery

USPS Tracking/Article Number

1 9214 8901 9403 8328 2186 91

2 9214 8901 9403 8328 2189 29

3 9214 8901 9403 8300 0028 2190 01

4 9214 8901 9403 8300 0028 2191 83

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASK Fee	ASKU Fee	RU Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
0 74	5 30								2 82			
0 74	5 30								2 82			
0 74	5 30								2 82			
0 74	5 30								2 82			

Affix Stamp Here
(for additional copies of this receipt)
Postmark with Date of Receipt.

Addressee (Name, Street, City, State, & ZIP Code[®])

ROBBIE PIENSON
1102 7TH ST N
APT 1

FARGO ND 58102 2777

FREEDOM MORTGAGE COMPANY

11988 EXIT 5 PKWY

FISHERS IN 46037-7939

INTERNATIONAL FIDELITY INSURANCE COMPANY

111 KAYMOND BLVD

NEWARK NJ 07105

DISCOVER BANK

502 W MAIN ST

GREENWOOD DE 19950

Postmaster, Per (Name of receiving employee)

Total Number of Pieces
Collected by Sender

4

Form 3877, January 2017 (Page 1 of 1)

PSN 7531 02-000-0000

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.



Confirmation Services Certification

COMPANY INFORMATION

Company Name

City of Fargo

Address (Number, street, suite no., city, state, and ZIP Code™)

225 4th St N

Fargo ND 58102

Mailer Identification (MID)* MID is a unique 8- or 9-digit number that identifies the mailer or the mailer's client. A conforming MID is a six-digit MID beginning with 0-8 or a nine-digit MID beginning with 9.

ELECTRONIC FILE

The electronic file submitted by the company shown above has been certified by the National Customer Support Center (NCSC) to be complete and accurate in both content and transmission and to meet the requirements as defined in Publication 199, *Intelligent Mail Package Barcode (IMpb) Implementation Guide for Confirmation Services and Electronic Verification System (eVS) Mailers*.

Authorized NCSC Signature

Date Signed

BARCODED LABELS

The barcoded labels printed and submitted by the company shown above have been certified by the NCSC to meet the standards and specifications as prescribed in Publication 199 and the appropriate ANSI or AIM published standards.

Authorized NCSC Signature

Date Signed

INSTRUCTIONS FOR MAILER

Keep the original of this form in a safe place and provide a copy to your local USPS® facility if requested. Shipments included in Service Performance Measurement should submit a PS Form 3152 with each mailing. In the space below, place a GS1-128 barcode representing the Electronic File Number from the Header Record. If you cannot print the barcode, fill in the sequence numbers and check digit (the digits that follow the MID) from your Electronic File Number. This information is in the Header Record of the electronic file.

IMpb barcodes are required for all tracking numbers effective 1/27/2013. Valid Application Identifiers (AI): IMpb barcode AI "92" uses a 9-digit Mailer ID for commercial permit payment mailers, IMpb barcode "93" uses a 6-digit Mailer ID for commercial permit payment mailer, IMpb barcode "94" is used for online and meter mailers. Legacy barcode AI "91" will continue to be accepted for a limited time with an approved exception or waiver.

Place the barcode here or write the serial number and check digit of the electronic file in the spaces provided.



92750901193562000071580462

Confirmation Services Electronic File Number

92/93

750

901193562

00007158046

2

AI

STC

Mailer ID

Serial Number

Check Digit

94

AI

STC

Source Identifier

Mailer ID

Serial Number

Check Digit

*91 can be used if approved for exception.

INSTRUCTIONS FOR ACCEPTANCE EMPLOYEE

If mailings are presented under an authorized manifest mailing system, verify payment of postage and fees, where applicable, using standard sampling procedures for pieces with special services. In addition, check the barcode formatting for the following:

1. Horizontal bars above and below the barcode.
2. Human-readable numbers below the barcode.
3. Depending on the product used, the words "USPS TRACKING #", "USPS SIGNATURE TRACKING #", "USPS CERTIFIED MAIL", or product specific found in Publication 199 based on the service type code.
4. For Electronic Verification System (eVS) or e-VS should be included either before or after the service banner text. For example: "eVS USPS TRACKING", "USPS TRACKING eVS", "e-VS USPS TRACKING", and "USPS TRACKING e-VS".

Date and Time of Verification

Date and Time of Mailing or Delivery and Date of Certification

Notice of Dangerous Building Hearing – Order to Show Cause

Date: 06/11/2026

Location: 111-113 32 Ave N, Fargo, ND 58102

Property Owner: Bobbi Stephenson

Address of Property Owner: 1102 7TH ST N APT 1, Fargo, ND 58102

**NAMES AND ADDRESSES OF
MORTGAGE HOLDERS, LIENHOLDERS
ET CETERA AND LESSEES OF RECORD:**

Discover Bank 502 W Market St Greenwood, DE 19950

International Fidelity Insurance Company 111 Raymond Blvd Newark, NJ 07102

Freedom Mortgage Company 11988 Exit 5 Pkwy Fishers, IN 46037

Inspector: Bill Thompson

Date of Posting: 04/29/2026

Ordinance 21-0405 of the Fargo Municipal Code states:

The board of city commissioners shall:

A. Upon receipt of a report of the building inspector as provided for in § 21-0404, subsection (F) give written notice to the owner, occupant, mortgagee, lessee and all other persons having an interest in said building as shown by the records of the register of deeds of the county of Cass to appear before it on the date specified in the notice to show cause why the building or structure reported to be a "dangerous building: should not be repaired, vacated, or demolished in accordance with the statement of particulars set forth in the building inspector(s) notice provided for herein in § 21-0404, subsection (E).

B. Hold a hearing and hear such testimony as the building inspector or the owner, occupant, mortgagee, lessee or any other person having an interest in said building as shown by the records of the register of deeds of the county of Cass shall offer relative to the "dangerous building."

A hearing regarding the dangerous building located at Address, Fargo, ND has been scheduled for, Monday, June 22, 2026 at 5:05PM. The hearing will take place in the City Commission Chambers, located at 225 4th Street N., Fargo, ND 58102.

Any interested person or party is encouraged to attend.

Dated on this 06/11/2026.


Shawn Ouradnik
Inspections Director

AFFIDAVIT OF SERVICE BY CERTIFIED MAIL

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

Re: Notice of Dangerous Building Hearing – Order to Show Cause
111-113 32 Ave N, Fargo, ND 58102
CM Receipt#: 9214 8901 9403 8328 2189 29

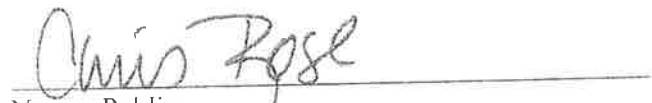
Hanna Tanous, being first duly sworn and being of legal age, deposes and says that on the 11th day of June 2026, she served the attached notice, upon 111-113 32 Ave N, by placing true and correct copies thereof in an envelope addressed as follows:

Freedom Mortgage Company
11988 Exit 6 Pkwy
Fishers IN 46037-7939

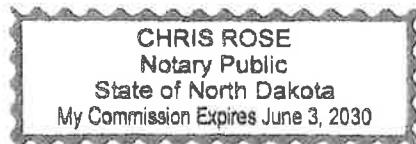
and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, Certified Mail.


Hanna Tanous

Subscribed and sworn to before me this 11 day of June 2026.


Notary Public
Cass County, North Dakota

(SEAL)



AFFIDAVIT OF SERVICE BY REGULAR MAIL

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

**Re: Notice of Dangerous Building Hearing – Order to Show Cause
111-113 32 Ave N, Fargo, ND 58102**

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11988 Exit 6 Pkwy
Fishers IN 46037-7939

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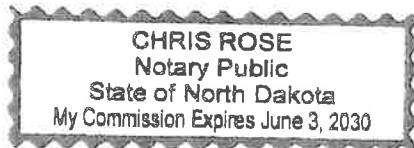
Hanna Tanous

Subscribed and sworn to before me this 11 day of June 2026.



Notary Public
Cass County, North Dakota

(SEAL)





Shipment Confirmation Acceptance Notice

A. Mailer Action

Note to Mailer: The labels and volume associated to this form online, **must** match the labeled packages being presented to the USPS® employee with this form.

Shipment Date: 06/11/2026

Shipped From:

Name: CITY OF FARGO

Address: 225 4TH ST N

City: FARGO

State: ND ZIP-4® 58102

Type of Mail	Volume
Priority Mail Express®	
Priority Mail®	
First-Class Package Service®	
Returns	
International®	
Other	4
Total	4

*Start time for products with service guarantees will begin when mail arrives at the local Post Office® and items receive individual processing and acceptance scans.

B. USPS Action

Note to RSS Clerk:

1. Home screen > Mailing/Shipping > More
2. Select **Shipment Confirm**
3. Scan or enter the barcode/label number from PS Form 5630
4. Confirm the volume count message by selecting Yes or No
5. Select Pay and End Visit to complete transaction

USPS EMPLOYEE: Please scan upon pickup or receipt of mail.
Leave form with customer or in customer's mail receptacle.

USPS SCAN AT ACCEPTANCE



9275 0901 1935 6200 0071 5804 62



Firm Mailing Book For Accountable Mail

Post Office and Address of Sender

CITY OF FARGO
225 4TH ST N
FARGO ND 58102

USPS Tracking/Article Number

1 9214 8901 9403 8328 2186 91

2 9214 8901 9403 8328 2189 29

3 9214 8901 9403 8300 0028 2190 01

4 9214 8901 9403 8300 0028 2191 63

Check type of mail or service

- ☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
☒ Certified Mail
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery (COD)
☐ Insured Mail
☐ Priority Mail
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery
☐ Registered Mail
☐ Return Receipt for Merchandise
☐ Signature Confirmation Restricted Delivery
☐ Signature Confirmation Restricted Delivery

Addressee (Name, Street, City, State & ZIP Code)

ROBBIE STEPHENSON
1102 7TH ST N
APT 1

FARGO ND 58102-2777
FREEDOM MORTGAGE COMPANY
11988 EXIT 5 PKWY
FISHERS IL 46037-7939

INTERNATIONAL FIDELITY INSURANCE COMPANY
111 KAYMOND BLVD
NEWARK NJ 07105

DISCOVER BANK
502 W MARKET ST
GREENWOOD DE 19950

Affix Stamp Here
(for additional copies of this receipt)
Postmark with Date of Receipt.

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASK Fee	ASKD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
0.74	5.30								2.82			
0.74	5.30								2.82			
0.74	5.30								2.82			
0.74	5.30								2.82			

Postmaster, Per (Name of receiving employee)

Total Number of Pieces
Listed by Sender
4

3877 January 2017 (Page 1 of 1)

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.



Confirmation Services Certification

COMPANY INFORMATION

Company Name

City of Fargo

Address (Number, street, suite no., city, state, and ZIP Code™)

225 4th St N
Fargo ND 58102

Mailer Identification (MID)* MID is a unique 6- or 9-digit number that identifies the mailer or the mailer's client. A conforming MID is a six-digit MID beginning with 0-8 or a nine-digit MID beginning with 9.

ELECTRONIC FILE

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Authorized NCSC Signature

Date Signed

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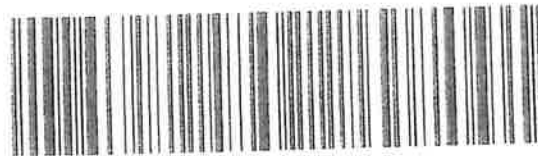
Date Signed

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92750901193562000071580462

Confirmation Services Electronic File Number

**92/93

750

901193562

00007158046

2

AI

STC

Mailer ID

Serial Number

Check Digit

94

AI

STC

Source Identifier

Mailer ID

Serial Number

Check Digit

**91 can be used if approved for exception.

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2. Human-readable numbers below the barcode.
3. Depending on the product used, the words "USPS TRACKING #", "USPS SIGNATURE TRACKING #", "USPS CERTIFIED MAIL", or product specific found in Publication 199 based on the service type code.
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Date and time of verification

Date and time of mailing to carrier (if different from date of verification)

Notice of Dangerous Building Hearing – Order to Show Cause

Date: 06/11/2026

Location: 111-113 32 Ave N, Fargo, ND 58102

Property Owner: Bobbi Stephenson

Address of Property Owner: 1102 7TH ST N APT 1, Fargo, ND 58102

**NAMES AND ADDRESSES OF
MORTGAGE HOLDERS, LIENHOLDERS
ET CETERA AND LESSEES OF RECORD:**

Discover Bank 502 W Market St Greenwood, DE 19950

International Fidelity Insurance Company 111 Raymond Blvd Newark, NJ 07102

Freedom Mortgage Company 11988 Exit 5 Pkwy Fishers, IN 46037

Inspector: Bill Thompson

Date of Posting: 04/29/2026

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The board of city commissioners shall:

A. Upon receipt of a report of the building inspector as provided for in § 21-0404, subsection (F) give written notice to the owner, occupant, mortgagee, lessee and all other persons having an interest in said building as shown by the records of the register of deeds of the county of Cass to appear before it on the date specified in the notice to show cause why the building or structure reported to be a "dangerous building: should not be repaired, vacated, or demolished in accordance with the statement of particulars set forth in the building inspector(s) notice provided for herein in § 21-0404, subsection (E).

B. Hold a hearing and hear such testimony as the building inspector or the owner, occupant, mortgagee, lessee or any other person having an interest in said building as shown by the records of the register of deeds of the county of Cass shall offer relative to the "dangerous building."

A hearing regarding the dangerous building located at Address, Fargo, ND has been scheduled for, Monday, June 22, 2026 at 5:05PM. The hearing will take place in the City Commission Chambers, located at 225 4th Street N., Fargo, ND 58102.

Any interested person or party is encouraged to attend.

Dated on this 06/11/2026.


Shawn Ouradnik
Inspections Director



INSPECTIONS

INSPECTIONS DEPARTMENT

Fargo City
Hall 225 Fourth
Street North Fargo,
ND 58102
Phone: 701.241.1561 | Fax: 701.476.6779
FargoND.gov

NOTICE OF DANGEROUS BUILDING

DATE: 4/29/2026

ADDRESS AND/OR LEGAL

DESCRIPTION OF SUBJECT PROPERTY: 111-113 32 Ave N (Up and down duplex)

NAME OF PROPERTY OWNER: Bobbi Stephenson

ADDRESS OF PROPERTY OWNER: 1102 7TH ST N APT 1, Fargo, ND 58102

NAMES AND ADDRESSES OF

MORTGAGE HOLDERS, LIENHOLDERS

ET CETERA AND LESSEES OF RECORD: Department of Human Services, Child Support
Division 600 East Blvd Ave Bismarck, ND 58505, Discover Bank 502 W Market St Greenwood, DE
19950, International Fidelity Insurance Company 111 Raymond Blvd Newark, NJ 07102, Secretary
of Housing and Urban Development 657 2 Ave N Fargo, ND 58102, State of North Dakota 600 East
Blvd Ave 58503, Freedom Mortgage Company 11988 Exit 5 Pkwy Fishers, IN 46037

NAME OF INSPECTOR: Bill Thompson

YOU ARE HEREBY GIVEN NOTICE OF THE FOLLOWING:

1. That this Notice is being given to you pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code, adopted by reference in Chapter 31 of the Fargo Municipal Code. **Failing to comply with this Notice may subject the owner and/or other persons to criminal charges and civil action, including but not limited to abatement of the nuisance.**
2. That the building with which this Notice is concerned is commonly known as 111-113 32 Ave N, and is located on that tract of land in the City of Fargo, more particularly described as follows: Vanradens 2nd Sub division, Lot 15, Block 2
(Hereinafter referred to as "the building")
3. That an inspection was made of the building on 4/29/26 by Bill Thompson, Building Inspector.
4. That the building inspector for the City of Fargo has found the building, 1976 wood framed bi-level duplex structure to be a Dangerous Building within the standards set forth in Article 21-04 of the Fargo Municipal Code relating to Dangerous Buildings, and Section

109 of the 2024 International Property Maintenance Code, adopted by reference in Article 31-01 of the Fargo Municipal Code.

5. This notice is to remain on this building until it is repaired, vacated, or demolished in accordance with this notice which has been given the owner, occupant, lessee, or mortgagee of this building and all other persons having an interest in said building as shown by the records of the register of deeds of the County of Cass. **It is unlawful to remove this notice until such notice is complied with.**

6. **That the owner of the building must demolish or repair the building within 30 (thirty) days from the date of this notice or obtain a permit to repair.** To obtain a permit, see 'Conditions Found Statement' below.

7. The exterior yard and sidewalk is required to be maintained.

8. That the building is unsafe and is a dangerous building in the following respects: See 'Conditions Found Statement' below.

9. The building is unsafe and constitutes a public nuisance pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code as adopted by Article 31-01 of the Fargo Municipal Code.

10. You are further given notice that unless the building is demolished or the conditions are cured within the time period set forth herein, the City of Fargo will take such steps as are necessary to cause said building to be demolished pursuant to Fargo Municipal Code and the International Building Code, and the owner will be assessed such costs as are provided for therein.

11. **Order for vacation of building.** The undersigned building official has determined that the building or structure and premises must be vacated as required by Section 109.8 of the International Property Maintenance Code. Therefore, it is hereby ordered that the building or structure and premises shall be vacated immediately, and remain vacated, on this 29th day of April, 2026. **An inspector will continue to verify compliance.** Failure to abide by these orders and take corrective measures may result in civil and/or criminal action.

12. **Order to secure building.** The undersigned building official has determined that the building must remain secured. Therefore, it is hereby ordered that all means of entering the building remain secured to prevent unauthorized entrance by the 6th day of May, 2026. Approval for entrance of the posted buildings, structures, or premises must be obtained by contacting the Inspections Department. **An inspector will continue to verify compliance.** Failure to keep the buildings, structures, or premises secured will result in the City of Fargo hiring an independent contractor to secure the building. All expenses for securing the building will be assessed against the property.

13. **Application for Appeal.** Section 106 of the International Property Maintenance Code states that any person directly affected by a decision of the code official or a notice or order

issued under this code shall have the right to appeal to the Board of Appeals, provided that a written application for appeal is filed within 30 days after the day the decision, notice or order was served. An application for appeal shall be based on the claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent or better form of construction is proposed.

Dated this 29th day of April, 2026

CONDITIONS FOUND STATEMENT

On 4/29/26, Building Inspector Bill Thompson, was present at 111-113 32 Ave N to address a complaint inspection. The following violations were found:

- No current water services
- Siding is missing on east side
- Junk is stored under deck and in rear yard
- 35 calls of service since 1/1/23
- This property is currently in foreclosure

The following action must be taken:

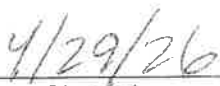
- Provide engineering on all systems and obtain a permit to repair and make repairs by permit deadline -or-
- Demolish the structure within the deadline provided in this notice.



Bill Thompson
Building Inspector
wthompson@fargond.gov



Shawn Ouradnik
Building Official
souradnik@fargond.gov



Date Signed

AFFIDAVIT OF SERVICE

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

Re: Posting of Notice of Dangerous Building
111-113 32 Ave N

Bill Thompson, being first duly sworn and being of legal age, deposes and says that on the 29th day of April 2026, he posted the attached notice upon the front of the building located at the following address:

111-113 32 Ave N
Fargo, ND 58102

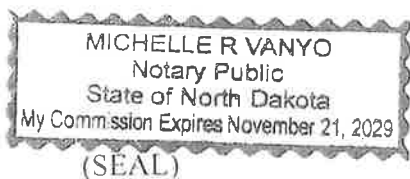


Bill Thompson

Subscribed and sworn to before me this 27 day of April 2026.



Notary Public
Cass County, North Dakota



AFFIDAVIT OF SERVICE BY REGULAR MAIL

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

Re: Notice of Dangerous Building

Michelle Lemar, being first duly sworn and being of legal age, deposes and says that on the 29th day of April 2026, she served the attached notice, upon 111-113 32 Ave N, by placing true and correct copies thereof in envelopes addressed as follows:

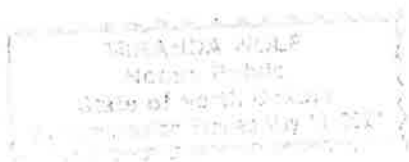
State of North Dakota
600 East Blvd Ave
Bismarck, ND 58503

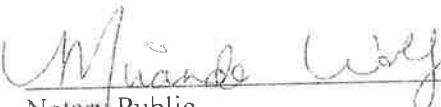
and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, regular mail.



Michelle Lemar

Subscribed and sworn to before me this 29th day of April 2026.





Notary Public
Cass County, North Dakota

(SEAL)

[illegible]

Minda Wiley
Notary Public
Cass County, North Dakota

AFFIDAVIT OF SERVICE BY REGULAR MAIL

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

Re: Notice of Dangerous Building

Michelle Lemar, being first duly sworn and being of legal age, deposes and says that on the 29th day of April 2026, she served the attached notice, upon 111-113 32 Ave N, by placing true and correct copies thereof in envelopes addressed as follows:

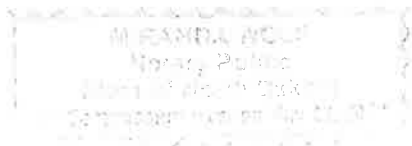
Freedom Mortgage Company
11988 Exit 5 Pkwy
Fishers, IN 46037

and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, regular mail.



Michelle Lemar

Subscribed and sworn to before me this 29th day of April 2026.



Notary Public
Cass County, North Dakota

(SEAL.)

AFFIDAVIT OF SERVICE BY CERTIFIED MAIL

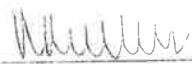
STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

Re: Notice of Dangerous Building
111-113 32 Ave N, Fargo, ND 58102
CM Receipt#: 9214 8901 9403 8370 8747 84

Michelle Lemar, being first duly sworn and being of legal age, deposes and says that on the 29th day of April 2026, she served the attached notice, upon 111-113 32 Ave N, by placing true and correct copies thereof in an envelope addressed as follows:

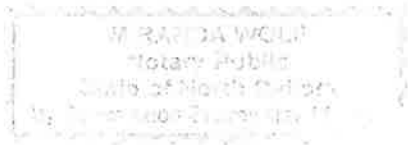
Freedom Mortgage Company
11988 Exit 5 Pkwy
Fishers, IN 46037-7939

and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, Certified Mail.

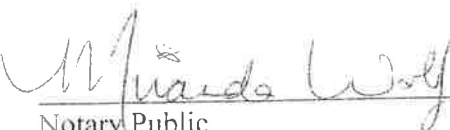


Michelle Lemar

Subscribed and sworn to before me this 29th day of April 2026.



(SEAL)



Notary Public
Cass County, North Dakota

AFFIDAVIT OF SERVICE BY REGULAR MAIL

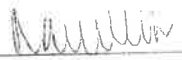
STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

Re: Notice of Dangerous Building

Michelle Lemar, being first duly sworn and being of legal age, deposes and says that on the 29th day of April 2026, she served the attached notice, upon 111-113 32 Ave N, by placing true and correct copies thereof in envelopes addressed as follows:

Bobbi Stephenson
1102 7 St N, Apt 1
Fargo, ND 58102

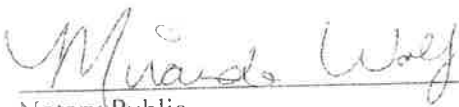
and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, regular mail.



Michelle Lemar

Subscribed and sworn to before me this 29th day of April 2026.





Notary Public
Cass County, North Dakota

(SEAL)

AFFIDAVIT OF SERVICE BY CERTIFIED MAIL

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

Re: Notice of Dangerous Building
111-113 32 Ave N, Fargo, ND 58102
CM Receipt#: 9214 8901 9403 8370 8742 65

Michelle Lemar, being first duly sworn and being of legal age, deposes and says that on the 29th day of April 2026, she served the attached notice, upon 111-113 32 Ave N, by placing true and correct copies thereof in an envelope addressed as follows:

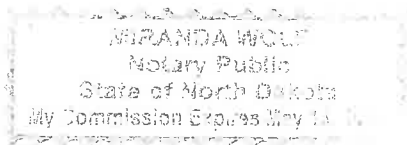
Bobbi Stephenson
1102 7 St N
Apt 1
Fargo, ND 58102-2777

and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, Certified Mail.

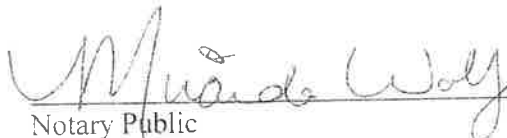


Michelle Lemar

Subscribed and sworn to before me this 29th day of April 2026.



(SEAL)



Notary Public
Cass County, North Dakota

AFFIDAVIT OF SERVICE BY REGULAR MAIL

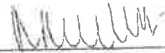
STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

Re: Notice of Dangerous Building

Michelle Lemar, being first duly sworn and being of legal age, deposes and says that on the 29th day of April 2026, she served the attached notice, upon 111-113 32 Ave N, by placing true and correct copies thereof in envelopes addressed as follows:

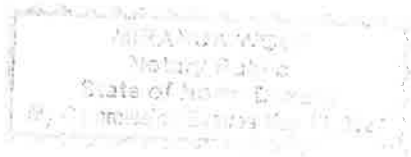
Secretary of Housing and Urban Development
657 2 Ave N
Fargo, ND 58102

and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, regular mail.



Michelle Lemar

Subscribed and sworn to before me this 29th day of April 2026,



(SEAL)



Notary Public
Cass County, North Dakota

AFFIDAVIT OF SERVICE BY CERTIFIED MAIL

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

Re: Notice of Dangerous Building
111-113 32 Ave N, Fargo, ND 58102
CM Receipt#: 9214 8901 9403 8370 8701 13

Michelle Lemar, being first duly sworn and being of legal age, deposes and says that on the 29th day of April 2026, she served the attached notice, upon 111-113 32 Ave N, by placing true and correct copies thereof in an envelope addressed as follows:

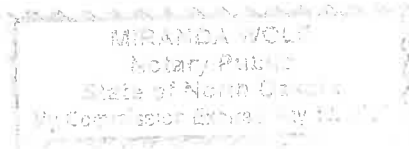
Secretary of Housing and Urban Development
657 2 Ave N
Fargo, ND 58102-4727

and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, Certified Mail.

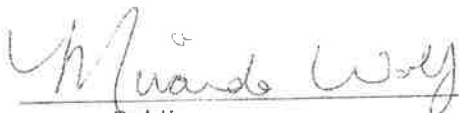


Michelle Lemar

Subscribed and sworn to before me this 29th day of April 2026.



(SEAL)



Notary Public
Cass County, North Dakota

AFFIDAVIT OF SERVICE BY REGULAR MAIL

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

Re: Notice of Dangerous Building

Michelle Lemar, being first duly sworn and being of legal age, deposes and says that on the 29th day of April 2026, she served the attached notice, upon 111-113 32 Ave N, by placing true and correct copies thereof in envelopes addressed as follows:

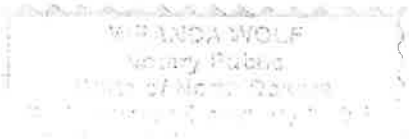
Department of Human Services, Child Support Division
600 East Blvd Ave
Bismarck, ND 58505

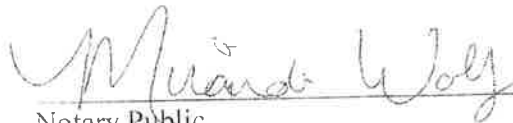
and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, regular mail.



Michelle Lemar

Subscribed and sworn to before me this 29th day of April 2026.





Notary Public
Cass County, North Dakota

(SEAL)

[illegible]

Michelle Lemar
Michelle Lemar

Minda Wolf
Notary Public
Cass County, North Dakota

(SEAL)

AFFIDAVIT OF SERVICE BY REGULAR MAIL

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

Re: Notice of Dangerous Building

Michelle Lemar, being first duly sworn and being of legal age, deposes and says that on the 29th day of April 2026, she served the attached notice, upon 111-113 32 Ave N, by placing true and correct copies thereof in envelopes addressed as follows:

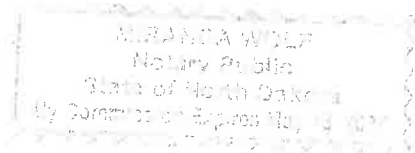
Discover Bank
502 W Market St
Greenwood, DE 19950

and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, regular mail.



Michelle Lemar

Subscribed and sworn to before me this 29th day of April 2026.





Notary Public
Cass County, North Dakota

(SEAL)

[illegible]


Notary Public
Cass County, North Dakota

[illegible]

Michelle Lemar, being first duly sworn and being of legal age, deposes and says that on the 29th day of April 2026, she served the attached notice, upon 111-113 32 Ave N, by placing true and correct copies thereof in envelopes addressed as follows:

and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, regular mail.

Michelle Lemar

Subscribed and sworn to before me this 29th day of April 2026.

MIRANDA WOLF
Notary Public
State of North Dakota
My Commission Expires 12/31/2011


Notary Public
Cass County, North Dakota

(SEAL)

MIRANDA WOLF
Notary Public
State of North Dakota
My Commission Expires May 13, 2027

AFFIDAVIT OF SERVICE BY CERTIFIED MAIL

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

Re: Notice of Dangerous Building
111-113 32 Ave N, Fargo, ND 58102
CM Receipt#: 9214 8901 9403 8300 0070 9014 66

Michelle Lemar, being first duly sworn and being of legal age, deposes and says that on the 29th day of April 2026, she served the attached notice, upon 111-113 32 Ave N, by placing true and correct copies thereof in an envelope addressed as follows:

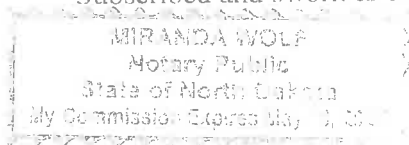
International Fidelity Insurance Company
111 Raymond Blvd
Newark, NJ 07105

and deposited the same, with postage prepaid, in the United States mail at Fargo, North Dakota, Certified Mail.

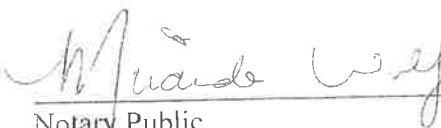


Michelle Lemar

Subscribed and sworn to before me this 29th day of April 2026.



(SEAL)



Notary Public
Cass County, North Dakota

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 04/30/2026

CITY OF FARGO:

The following is information for Certified Mail™/RRE item number:

9214 8901 9403 8300 0070 9014 66

Our records indicate that this item was accepted by the USPS at:

ORIGIN ACCEPTANCE FARGO,ND 58108 04/29/2026 20:44

ORIGINAL INTENDED RECIPIENT:

INTERNATIONAL FIDELITY INSURANCE COMPANY

111 RAYMOND BLVD

NEWARK NJ 07105

PROOF OF ACCEPTANCE
(ELECTRONIC)

PRODUCED DATE: 05/04/2026

CITY OF FARGO:

The following is information for Certified Mail™/RRE item number:
9214 8901 9403 8300 0070 9027 77

Our records indicate that this item was accepted by the USPS at:
FORWARDED GREENWOOD,DE 19950 05/04/2026 08:24

ORIGINAL INTENDED RECIPIENT:
DISCOVER BANK
502 W MARKET ST
GREENWOOD DE 19950

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 04/30/2026

CITY OF FARGO:

The following is information for Certified Mail™/RRE item number:
9214 8901 9403 8370 8701 13

Our records indicate that this item was accepted by the USPS at:
ORIGIN ACCEPTANCE FARGO,ND 58108 04/29/2026 20:44

ORIGINAL INTENDED RECIPIENT:
SECRETARY OF HOUSING AND URBAN DEVELOPMENT
657 2ND AVE N
FARGO ND 58102-4727

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 04/30/2026

CITY OF FARGO:

The following is information for Certified Mail™/RRE item number:
9214 8901 9403 8370 8742 65

Our records indicate that this item was accepted by the USPS at:
ORIGIN ACCEPTANCE FARGO,ND 58108 04/29/2026 20:44

ORIGINAL INTENDED RECIPIENT:
BOBBI STEPHENSON
1102 7TH ST N APT 1
FARGO ND 58102-2777

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 04/30/2026

CITY OF FARGO:

The following is information for Certified Mail™/RRE item number:
9214 8901 9403 8370 8747 84

Our records indicate that this item was accepted by the USPS at:
ORIGIN ACCEPTANCE FARGO,ND 58108 04/29/2026 20:44

ORIGINAL INTENDED RECIPIENT:
FREEDOM MORTGAGE COMPANY
11988 EXIT 5 PKWY
FISHERS IN 46037-7939

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 04/30/2026

CITY OF FARGO:

The following is information for Certified Mail™/RRE item number:

9214 8901 9403 8370 8989 33

Our records indicate that this item was accepted by the USPS at:

ORIGIN ACCEPTANCE FARGO,ND 58108 04/29/2026 20:44

ORIGINAL INTENDED RECIPIENT:

STATE OF NORTH DAKOTA

600 E BOULEVARD AVE

BISMARCK ND 58505-0601

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 04/30/2026

CITY OF FARGO:

The following is information for Certified Mail™/RRE item number:

9214 8901 9403 8370 9080 52

Our records indicate that this item was accepted by the USPS at:

ORIGIN ACCEPTANCE FARGO,ND 58108 04/29/2026 20:44

ORIGINAL INTENDED RECIPIENT:

DEPARTMENT OF HUMAN SERVICES CHILD SUPPORT DIVISION
600 E BOULEVARD AVE
BISMARCK ND 58505-0601



Mailer: City of Fargo

Date Produced: 05/27/2026

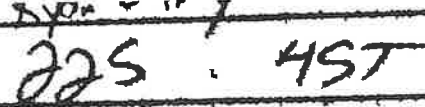
ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8370 8701 13. Our records indicate that this item was delivered on 05/26/2026 at 10:11 a.m. in FARGO, ND 58102. The scanned image of the recipient information is provided below.

Signature of Recipient :


Ryan Birney

Address of Recipient :



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

SECRETARY OF HOUSING AND URBAN DEVELOPMENT
657 2ND AVE N
FARGO ND 58102-4727

Customer Reference Number: C6787680.41524480



Mailer: City of Fargo

Date Produced: 05/06/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8300 0070 9014 66. Our records indicate that this item was delivered on 05/05/2026 at 12:05 p.m. in NEWARK, NJ 07102. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Address	
Signature	J L O'NEAL
Printed Name	J L O'NEAL

Address of Recipient :

Delivery Address	CBRE - Int Fidelity
------------------	---------------------

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

INTERNATIONAL FIDELITY INSURANCE COMPANY
111 RAYMOND BLVD
NEWARK NJ 07105

Customer Reference Number: C6788328.41527548



Mailer: City of Fargo

Date Produced: 05/08/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8300 0070 9027 77. Our records indicate that this item was delivered on 05/07/2026 at 09:31 a.m. in SALT LAKE CITY, UT 84130. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature	
Printed Name	Vicki Menden 77851

Address of Recipient :

Delivery Address	Discover 15
------------------	-------------

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

DISCOVER BANK
502 W MARKET ST
GREENWOOD DE 19950

Customer Reference Number: C6788366.41527755



Mailer: City of Fargo

Date Produced: 05/04/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8370 8742 65. Our records indicate that this item was delivered on 05/02/2026 at 12:10 p.m. in FARGO, ND 58102. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature X	
Printed Name	Bobbi Stephenson

Address of Recipient :

Delivery Section	
Delivery Address	

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

BOBBI STEPHENSON
1102 7TH ST N
APT 1
FARGO ND 58102-2777

Customer Reference Number: C6787743.41524765



Mailer: City of Fargo

Date Produced: 05/04/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8370 8747 84. Our records indicate that this item was delivered on 05/02/2026 at 04:23 p.m. in FISHERS, IN 46038. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature	
Printed Name	MR. J. D. H. H. H.

Address of Recipient :

Delivery Section	
Delivery Address	11111 11111

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

FREEDOM MORTGAGE COMPANY
11988 EXIT 5 PKWY
FISHERS IN 46037-7939

Customer Reference Number: C6787769.41525314



Mailer: City of Fargo

Date Produced: 05/05/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8370 8989 33. Our records indicate that this item was delivered on 05/04/2026 at 12:39 p.m. in BISMARCK, ND 58501. The scanned image of the recipient information is provided below.

Signature of Recipient :

Jada Gopho
Jack Gopho

Address of Recipient :

600 E BLVD

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

STATE OF NORTH DAKOTA
600 E BOULEVARD AVE
BISMARCK ND 58505-0601

Customer Reference Number: C6788285.41527388



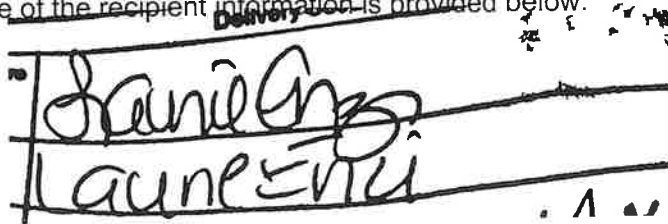
Mailer: City of Fargo

Date Produced: 05/05/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8370 9080 52. Our records indicate that this item was delivered on 05/04/2026 at 12:38 p.m. in BISMARCK, ND 58501. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to read "Laurie Enri", is written over a horizontal line. The signature is somewhat stylized and cursive.

Address of Recipient :

A handwritten address in black ink, "1600 E Boulevard Ave", is written over a horizontal line. The handwriting is bold and slightly slanted.

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

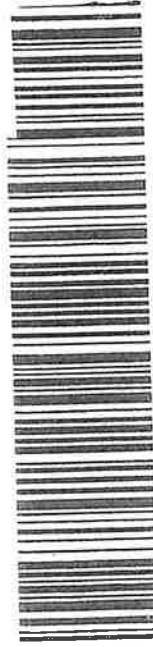
DEPARTMENT OF HUMAN SERVICES CHILD SUPPORT DIVISION
600 E BOULEVARD AVE
BISMARCK ND 58505-0601

Customer Reference Number: C6788422.41528431

City of Fargo
225 4th St N
Fargo ND 58102

CERTIFIED MAIL

USPS CERTIFIED MAIL



9214 8901 9403 8370 8701 13

SECRETARY OF HOUS
657 2ND AVE N
FARGO ND 58102-4727

(W/S) 26

0000 1000 00

RETURN TO SENDER
UNDELIVERED
JUL 22 10 00 AM '00

* 0+25-00000-00-00

5810200127400

City of Fargo
225 4th St N
Fargo ND 58102

USPS CERTIFIED MAIL



9214 8901 9403 8370 8701 13

SECRETARY OF HOUSING AND URBAN DEVELOPMENT
657 2ND AVE N
FARGO ND 58102-4727



INSPECTIONS

INSPECTIONS DEPARTMENT

Fargo City
Hall 225 Fourth
Street North Fargo,
ND 58102

Phone: 701.241.1561 | Fax: 701.476.6779
FargoND.gov

NOTICE OF DANGEROUS BUILDING

DATE: 4/29/2026

ADDRESS AND/OR LEGAL

DESCRIPTION OF SUBJECT PROPERTY: 111-113 32 Ave N (Up and down duplex)

NAME OF PROPERTY OWNER: Bobbi Stephenson

ADDRESS OF PROPERTY OWNER: 1102 7TH ST N APT 1, Fargo, ND 58102

NAMES AND ADDRESSES OF

MORTGAGE HOLDERS, LIENHOLDERS

ET CETERA AND LESSEES OF RECORD: Department of Human Services, Child Support
Division 600 East Blvd Ave Bismarck, ND 58505, Discover Bank 502 W Market St Greenwood, DE
19950, International Fidelity Insurance Company 111 Raymond Blvd Newark, NJ 07102, Secretary
of Housing and Urban Development 657 2 Ave N Fargo, ND 58102, State of North Dakota 600 East
Blvd Ave 58503, Freedom Mortgage Company 11988 Exit 5 Pkwy Fishers, IN 46037

NAME OF INSPECTOR: Bill Thompson

YOU ARE HEREBY GIVEN NOTICE OF THE FOLLOWING:

1. That this Notice is being given to you pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code, adopted by reference in Chapter 31 of the Fargo Municipal Code. **Failing to comply with this Notice may subject the owner and/or other persons to criminal charges and civil action, including but not limited to abatement of the nuisance.**
2. That the building with which this Notice is concerned is commonly known as 111-113 32 Ave N, and is located on that tract of land in the City of Fargo, more particularly described as follows: Vanradens 2nd Sub division, Lot 15, Block 2
(Hereinafter referred to as "the building")
3. That an inspection was made of the building on 4/29/26 by Bill Thompson, Building Inspector.
4. That the building inspector for the City of Fargo has found the building, 1976 wood framed bi-level duplex structure to be a Dangerous Building within the standards set forth in Article 21-04 of the Fargo Municipal Code relating to Dangerous Buildings, and Section

109 of the 2024 International Property Maintenance Code, adopted by reference in Article 31-01 of the Fargo Municipal Code.

5. This notice is to remain on this building until it is repaired, vacated, or demolished in accordance with this notice which has been given the owner, occupant, lessee, or mortgagee of this building and all other persons having an interest in said building as shown by the records of the register of deeds of the County of Cass. **It is unlawful to remove this notice until such notice is complied with.**

6. **That the owner of the building must demolish or repair the building within 30 (thirty) days from the date of this notice or obtain a permit to repair.** To obtain a permit, see 'Conditions Found Statement' below.

7. The exterior yard and sidewalk is required to be maintained.

8. That the building is unsafe and is a dangerous building in the following respects: See 'Conditions Found Statement' below.

9. The building is unsafe and constitutes a public nuisance pursuant to Article 21-04 of the Fargo Municipal Code concerning Dangerous Buildings and the 2024 International Property Maintenance Code as adopted by Article 31-01 of the Fargo Municipal Code.

10. You are further given notice that unless the building is demolished or the conditions are cured within the time period set forth herein, the City of Fargo will take such steps as are necessary to cause said building to be demolished pursuant to Fargo Municipal Code and the International Building Code, and the owner will be assessed such costs as are provided for therein.

11. **Order for vacation of building.** The undersigned building official has determined that the building or structure and premises must be vacated as required by Section 109.8 of the International Property Maintenance Code. Therefore, it is hereby ordered that the building or structure and premises shall be vacated immediately, and remain vacated, on this 29th day of April, 2026. **An inspector will continue to verify compliance.** Failure to abide by these orders and take corrective measures may result in civil and/or criminal action.

12. **Order to secure building.** The undersigned building official has determined that the building must remain secured. Therefore, it is hereby ordered that all means of entering the building remain secured to prevent unauthorized entrance by the 6th day of May, 2026. Approval for entrance of the posted buildings, structures, or premises must be obtained by contacting the Inspections Department. **An inspector will continue to verify compliance.** Failure to keep the buildings, structures, or premises secured will result in the City of Fargo hiring an independent contractor to secure the building. All expenses for securing the building will be assessed against the property.

13. **Application for Appeal.** Section 106 of the International Property Maintenance Code states that any person directly affected by a decision of the code official or a notice or order

issued under this code shall have the right to appeal to the Board of Appeals, provided that a written application for appeal is filed within 30 days after the day the decision, notice or order was served. An application for appeal shall be based on the claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent or better form of construction is proposed.

Dated this 29th day of April, 2026

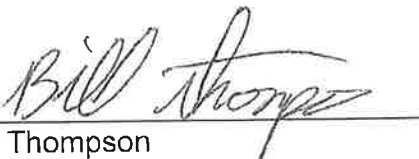
CONDITIONS FOUND STATEMENT

On 4/29/26, Building Inspector Bill Thompson, was present at 111-113 32 Ave N to address a complaint inspection. The following violations were found:

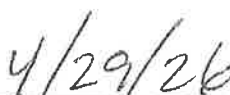
- No current water services
- Siding is missing on east side
- Junk is stored under deck and in rear yard
- 35 calls of service since 1/1/23
- This property is currently in foreclosure

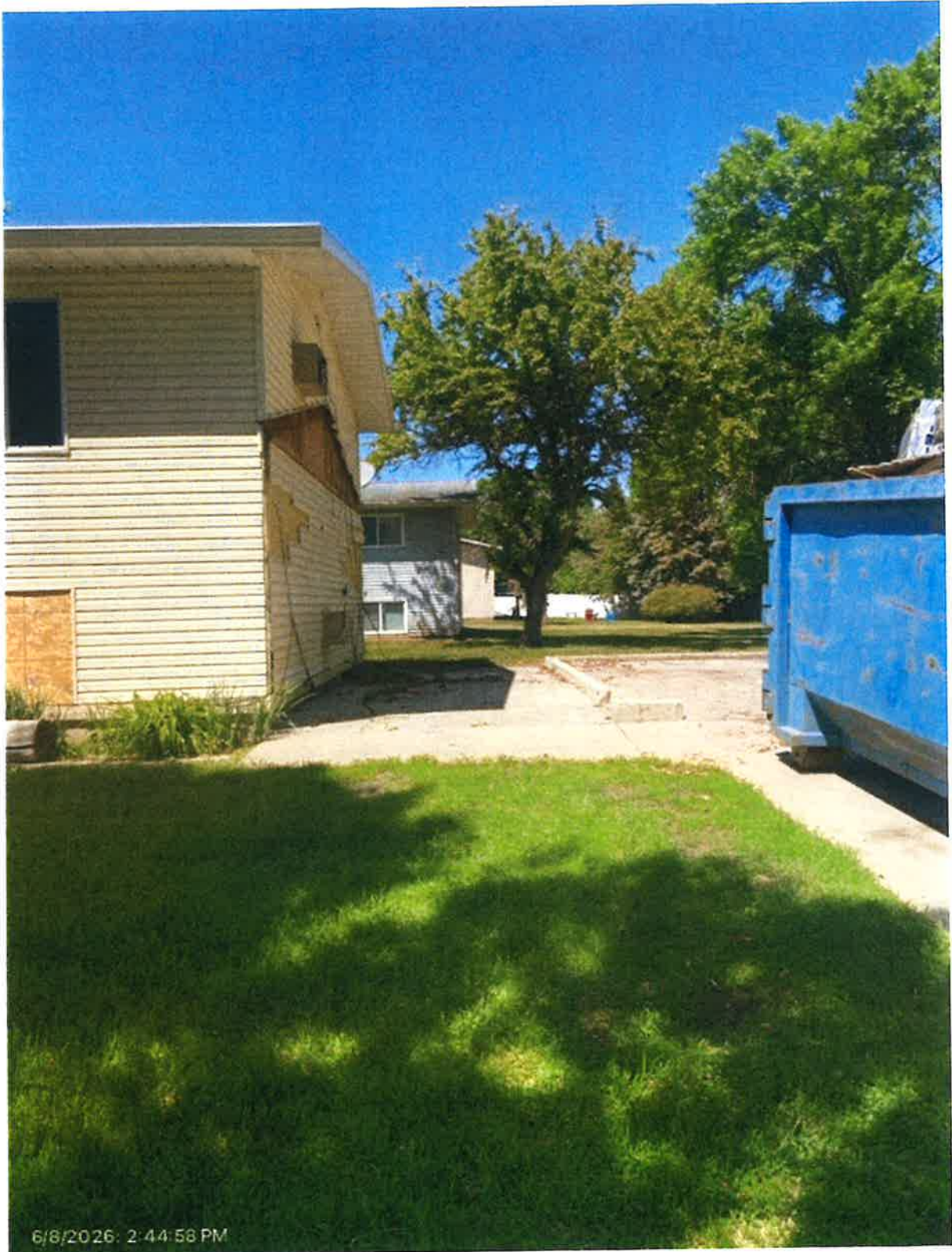
The following action must be taken:

- Provide engineering on all systems and obtain a permit to repair and make repairs by permit deadline -or-
- Demolish the structure within the deadline provided in this notice.


Bill Thompson
Building Inspector
wthompson@fargond.gov


Shawn Ouradnik
Building Official
souradnik@fargond.gov


Date Signed



6/8/2026: 2:44:58 PM



















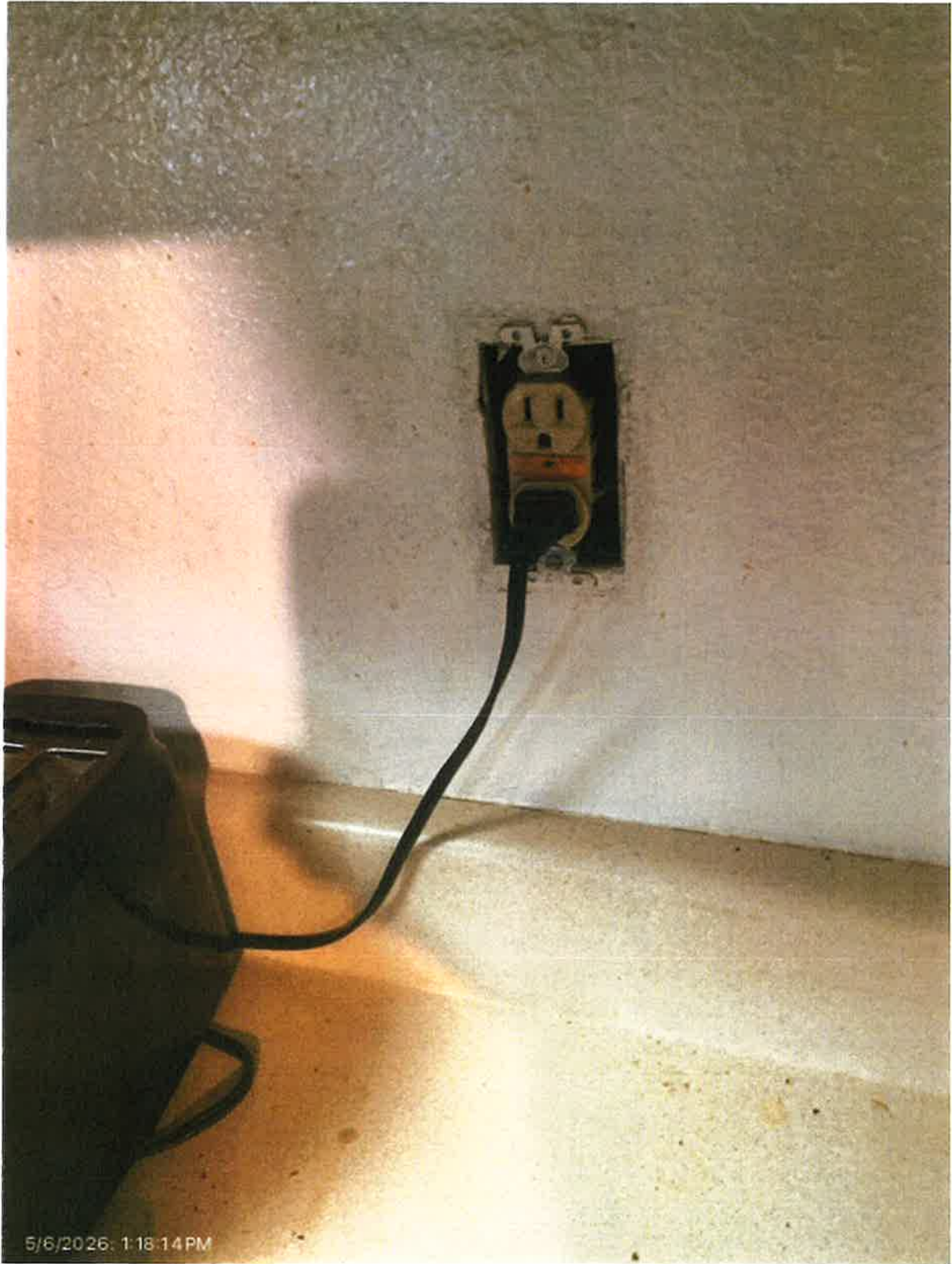












5/6/2026: 1:18:14 PM



5/6/2026: 1:19:53 PM











5/6/2026: 1:22:28 PM









5/6/2026 1:22:56 PM



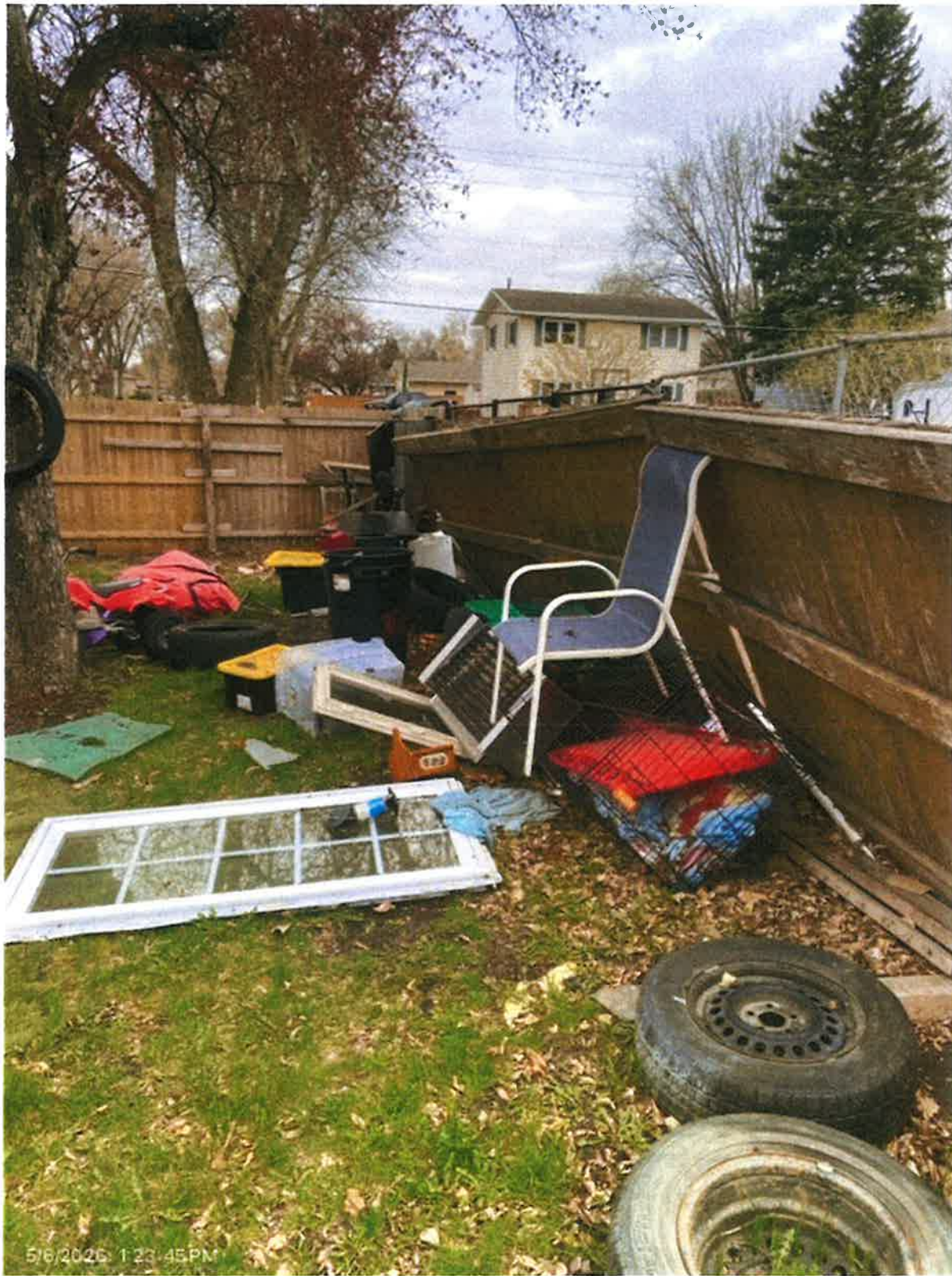








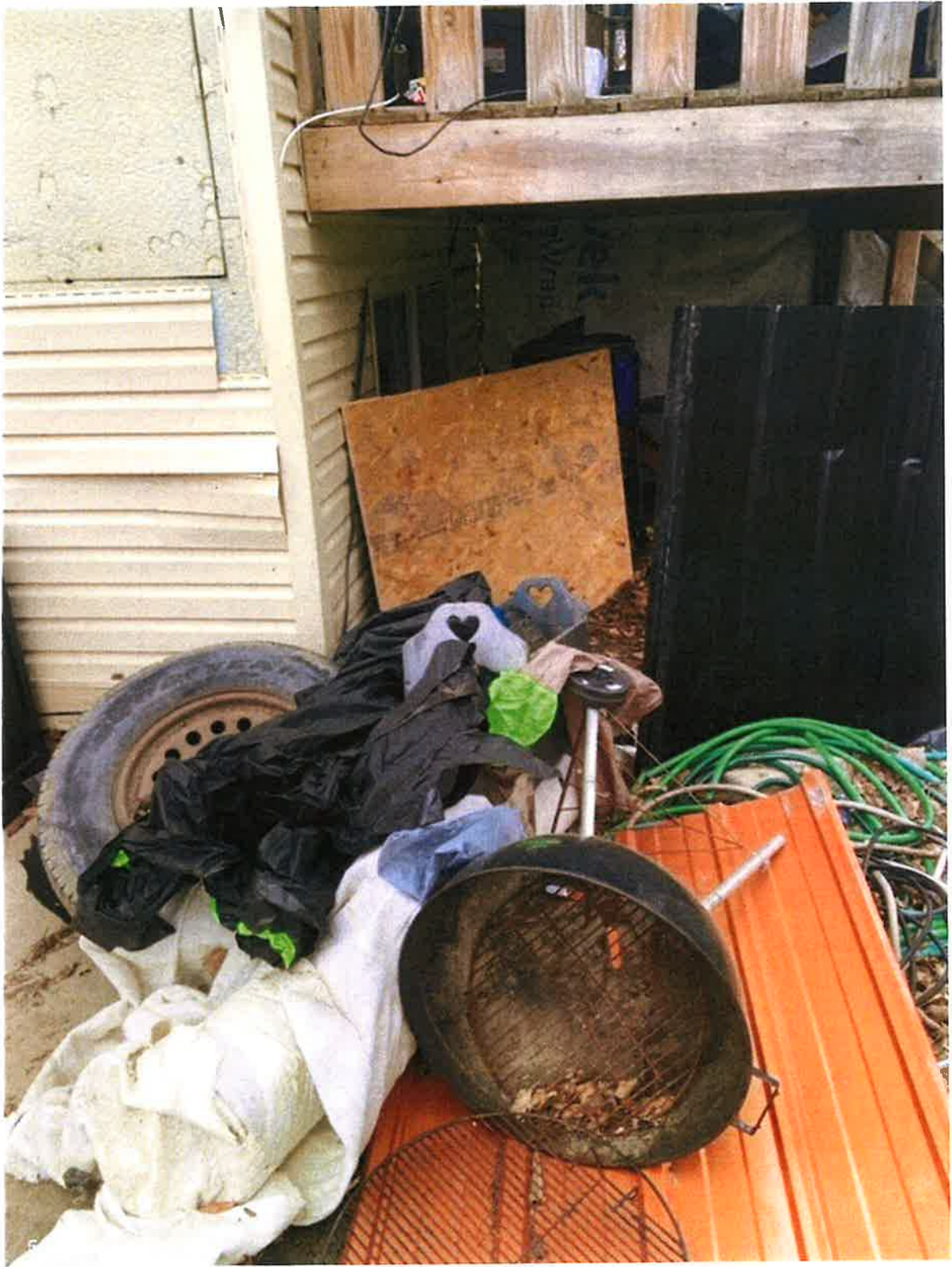
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5/6/2026 1:25:04PM





5/6/2025 1:25:32 PM









5/8/2025 12:41:30 PM







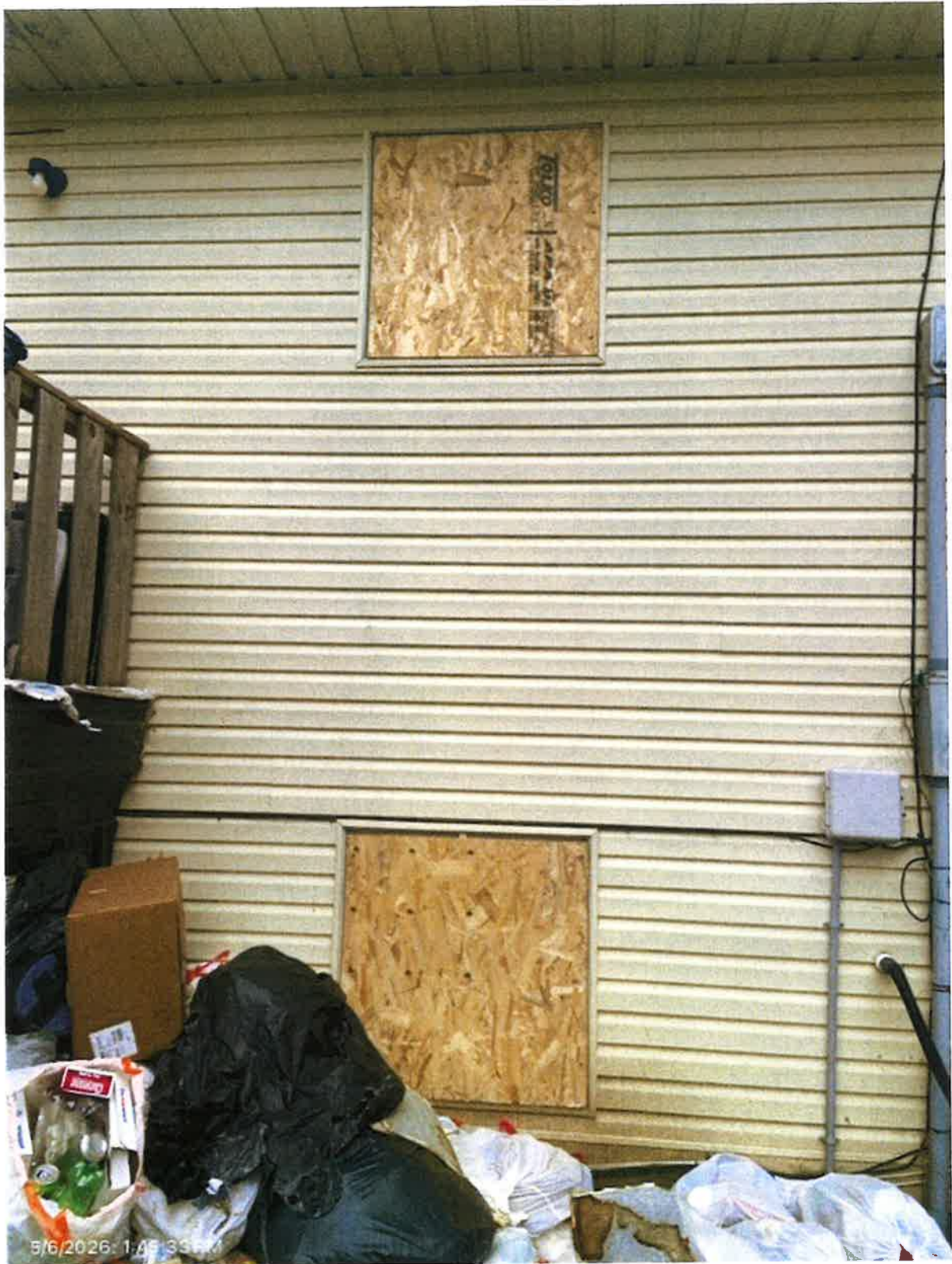
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11/8/2026 12:45:33PM









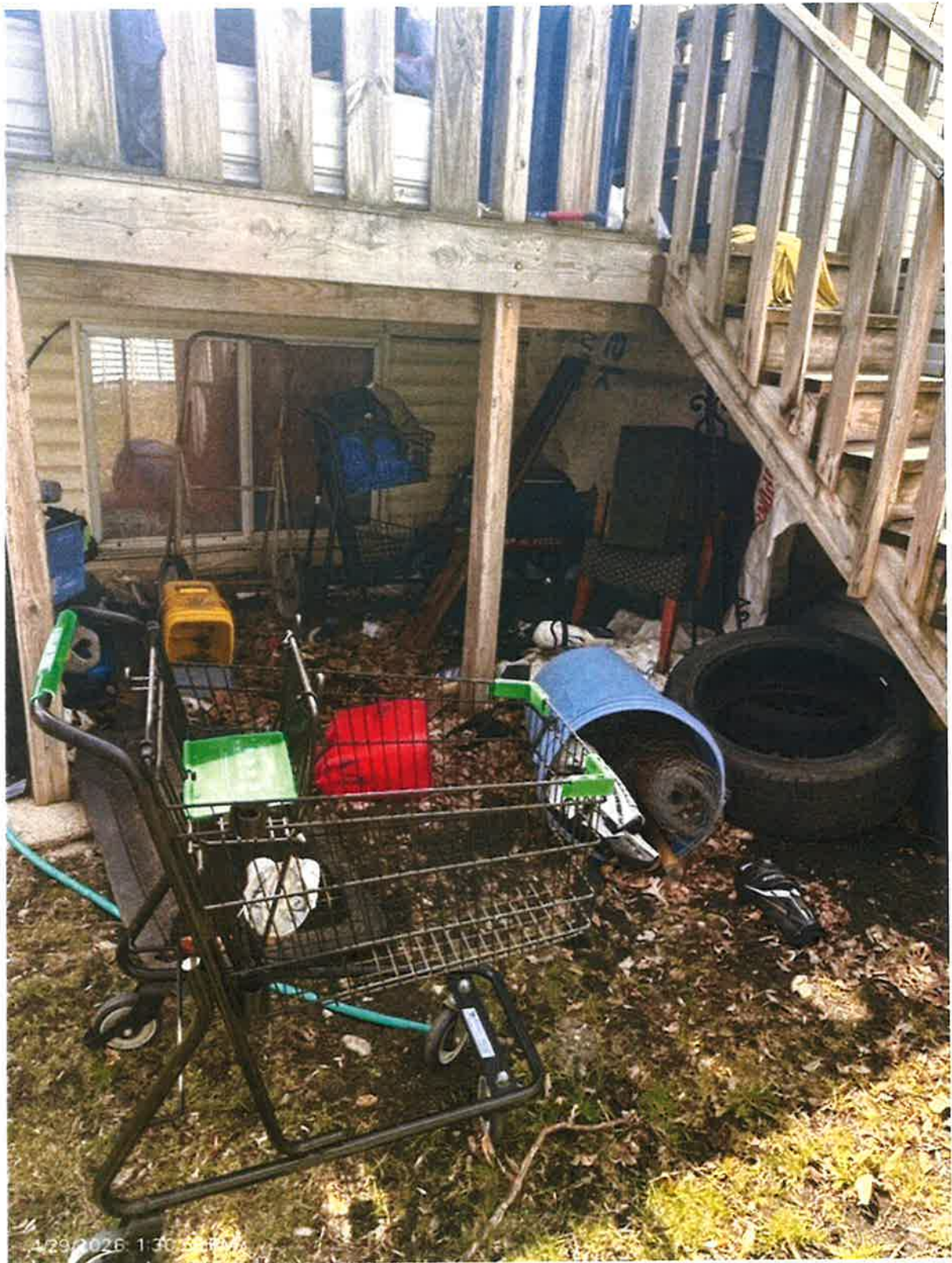




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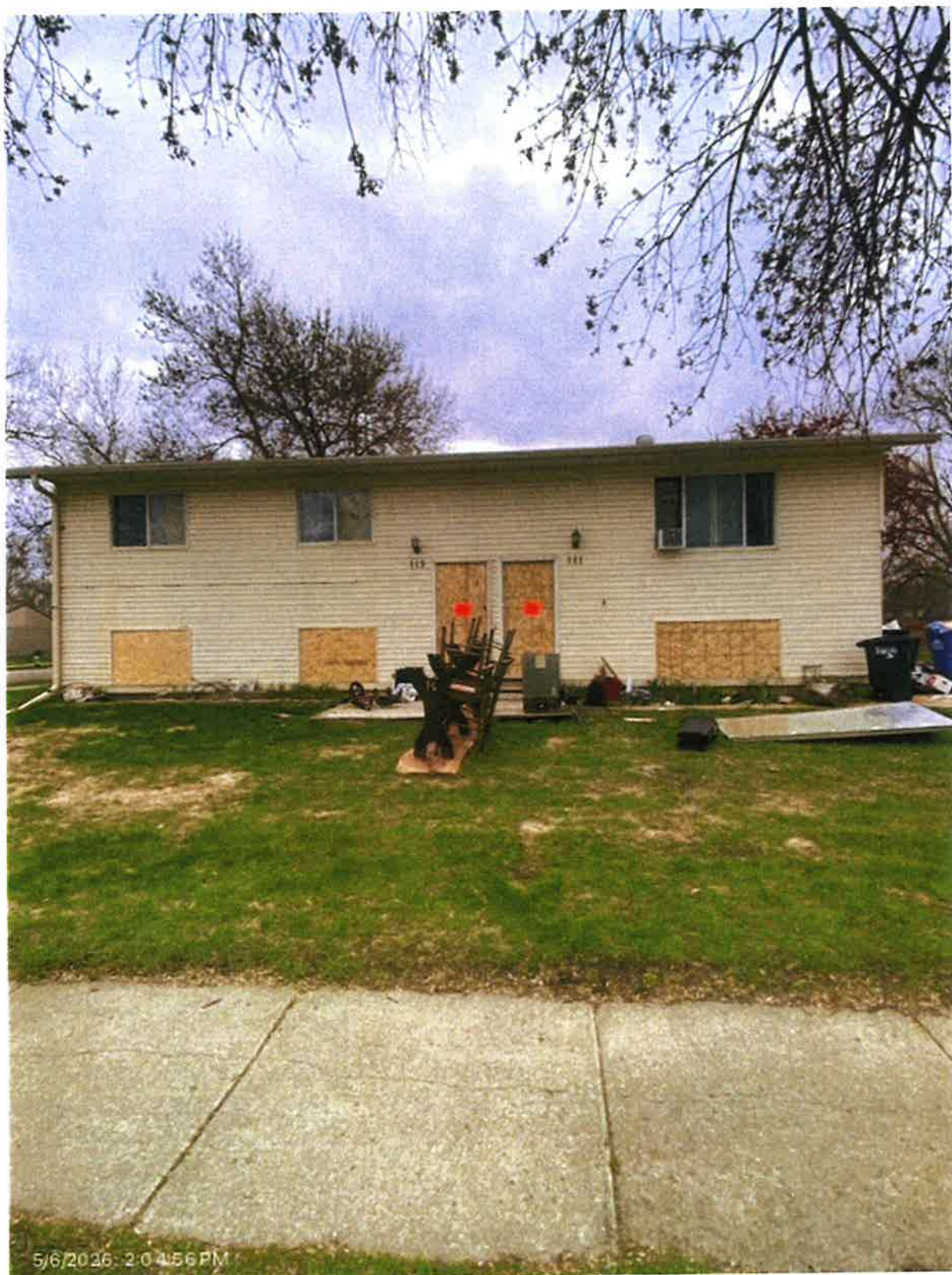




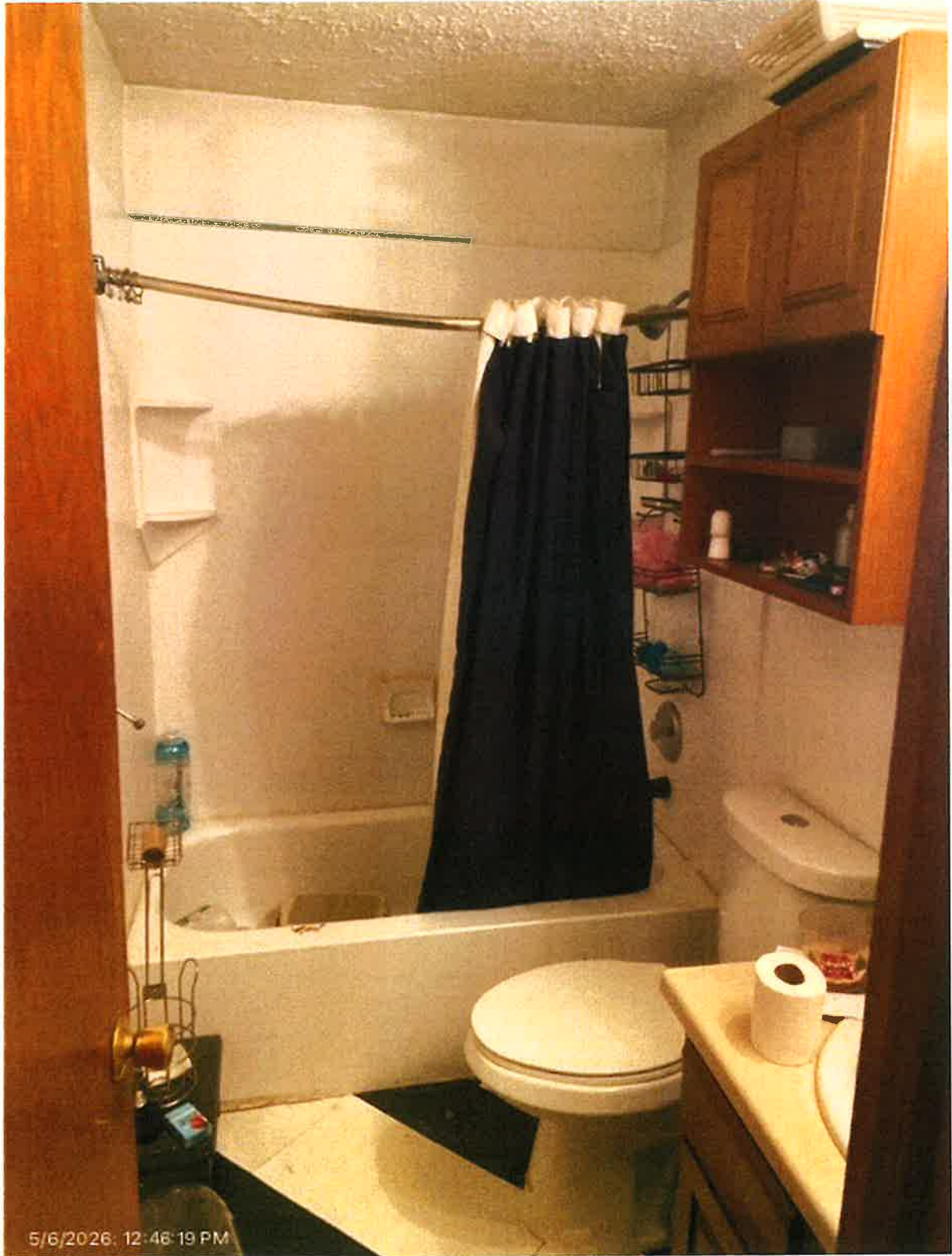




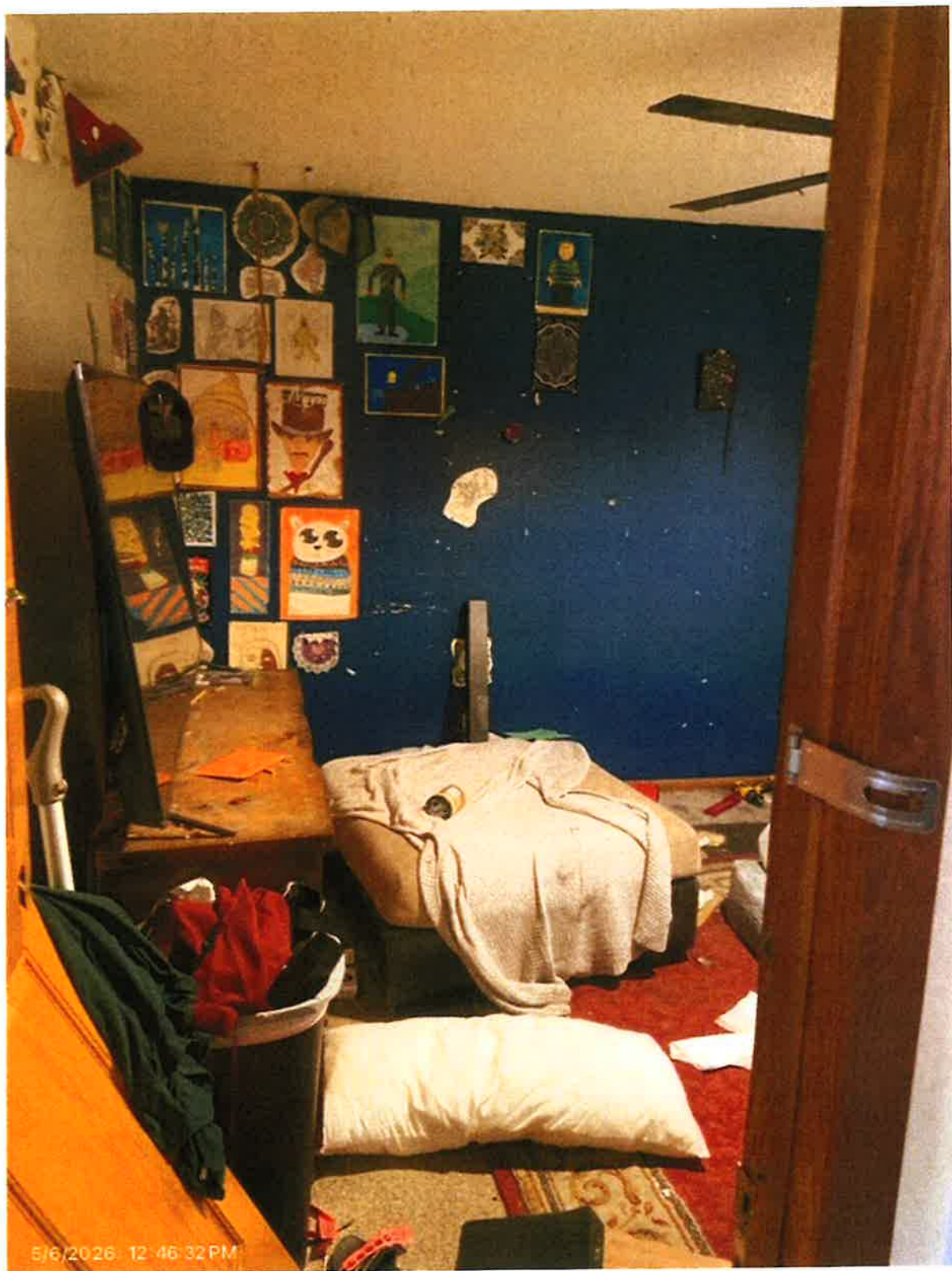
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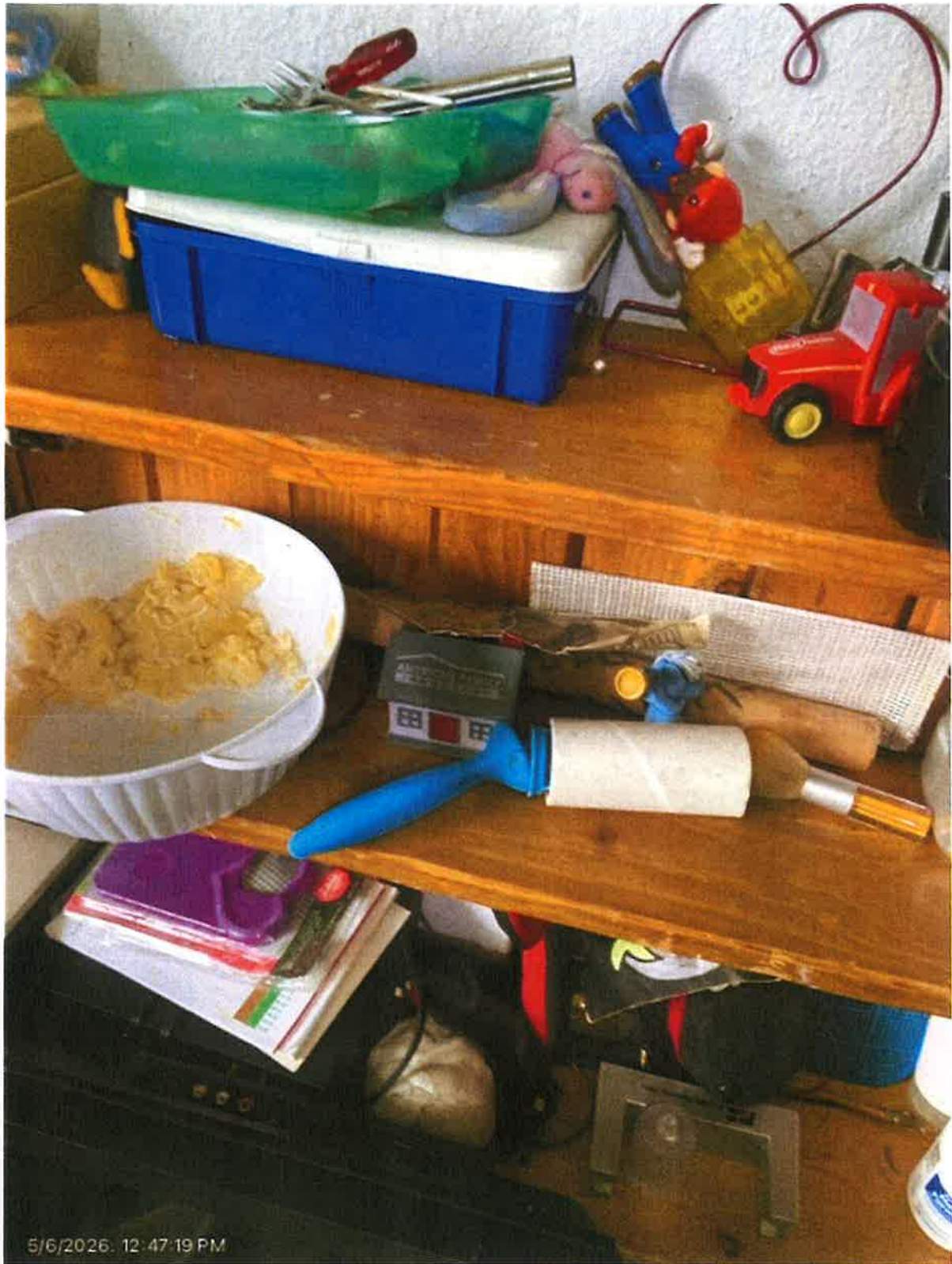




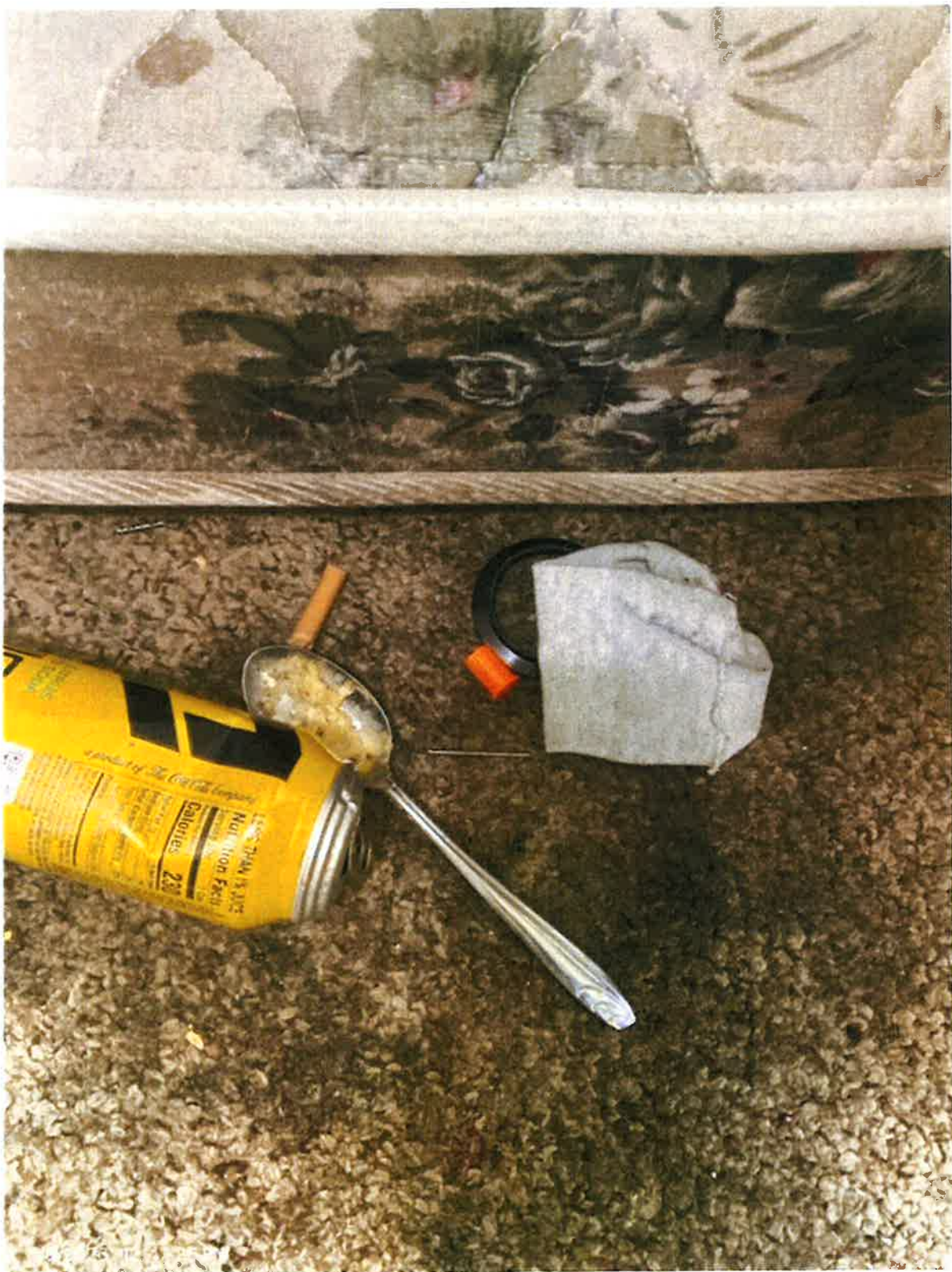


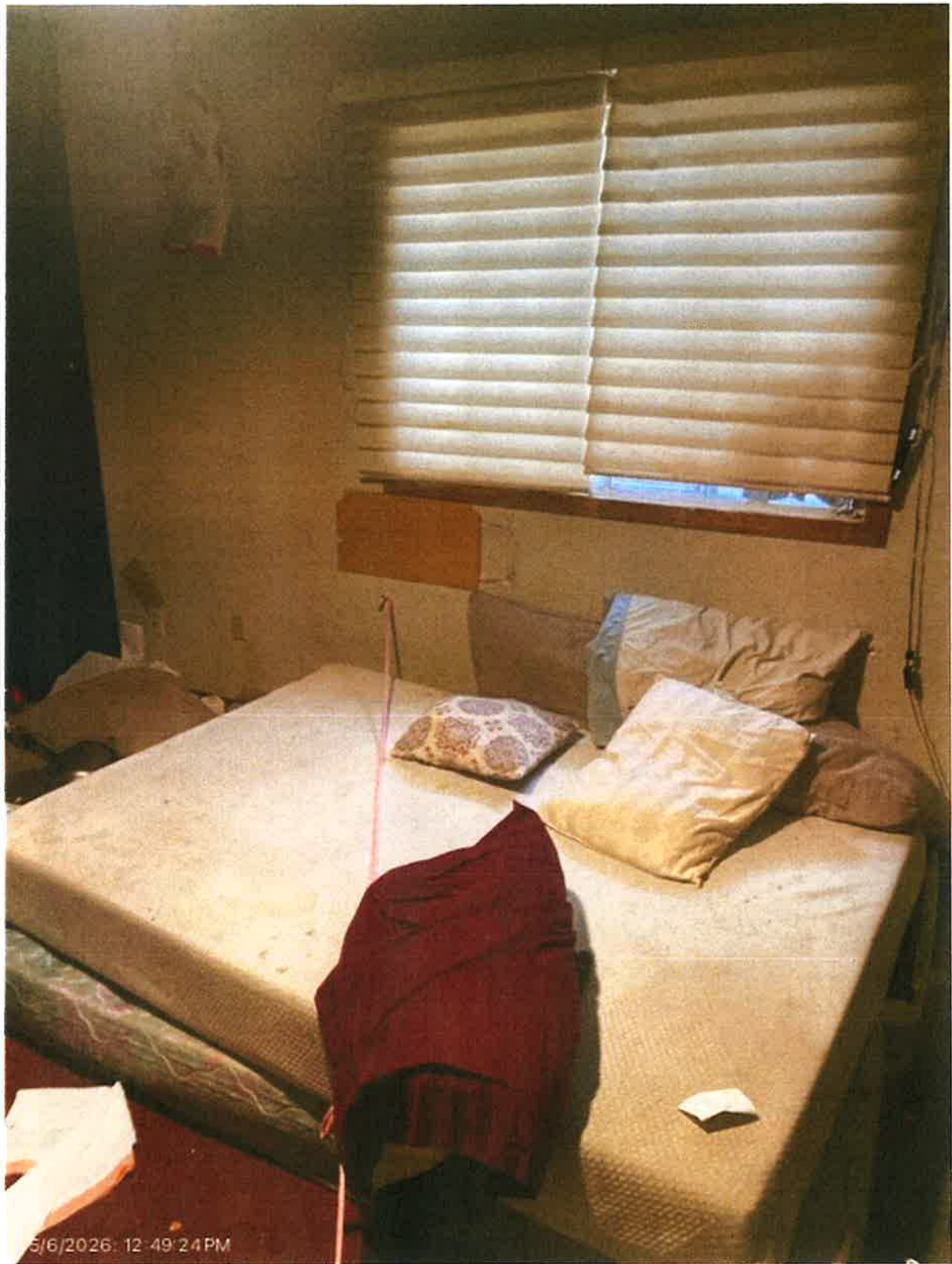


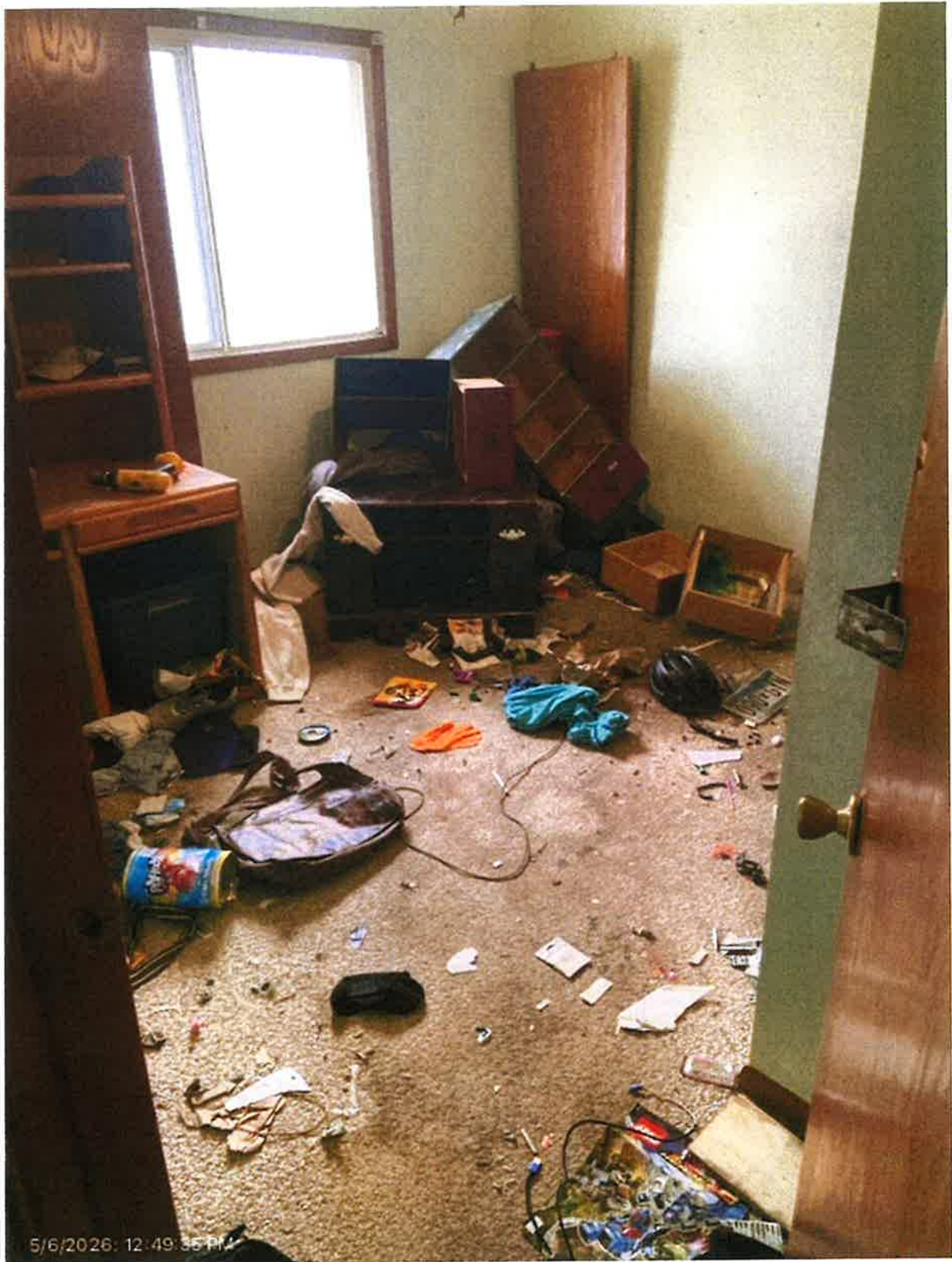




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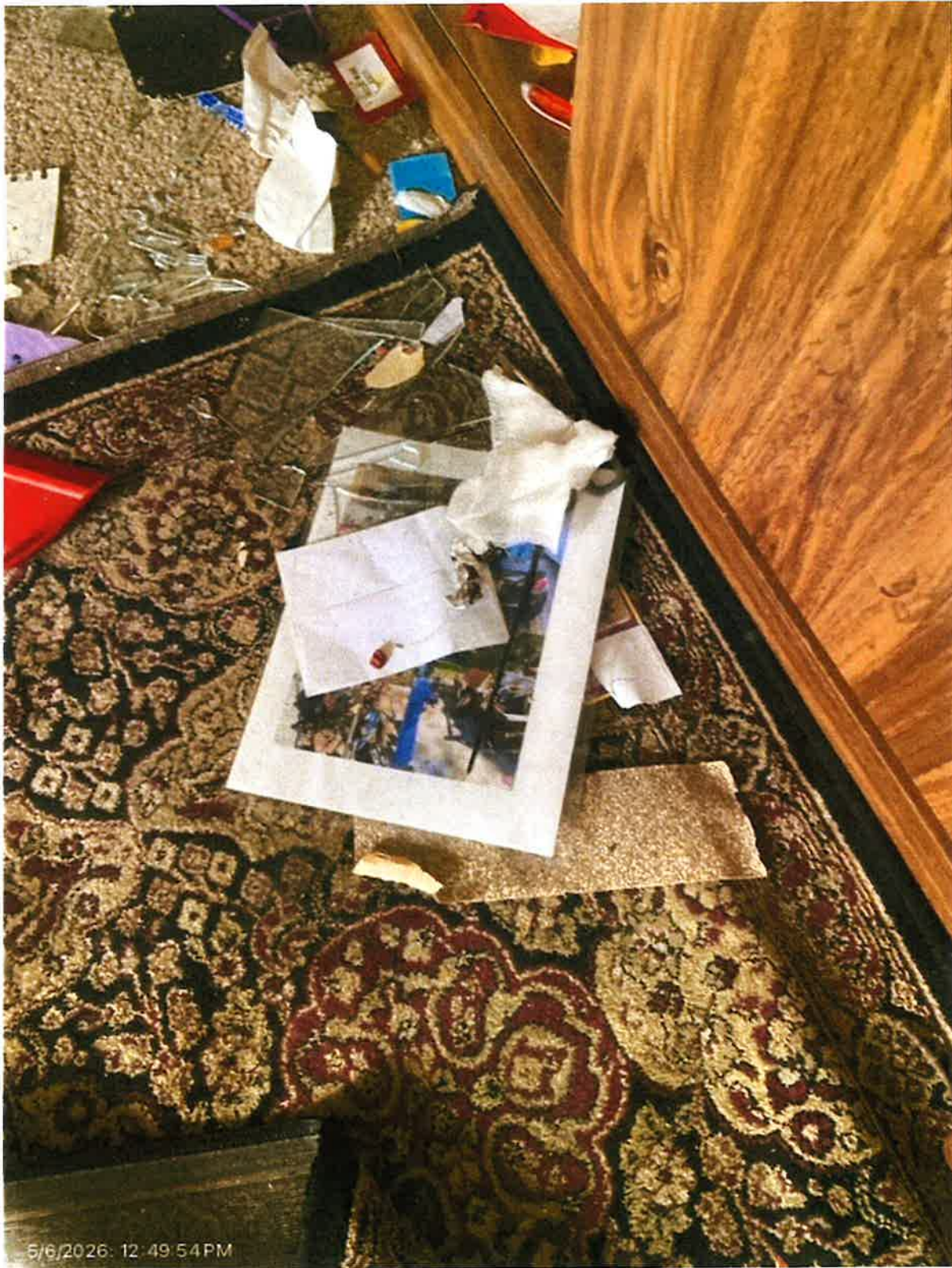




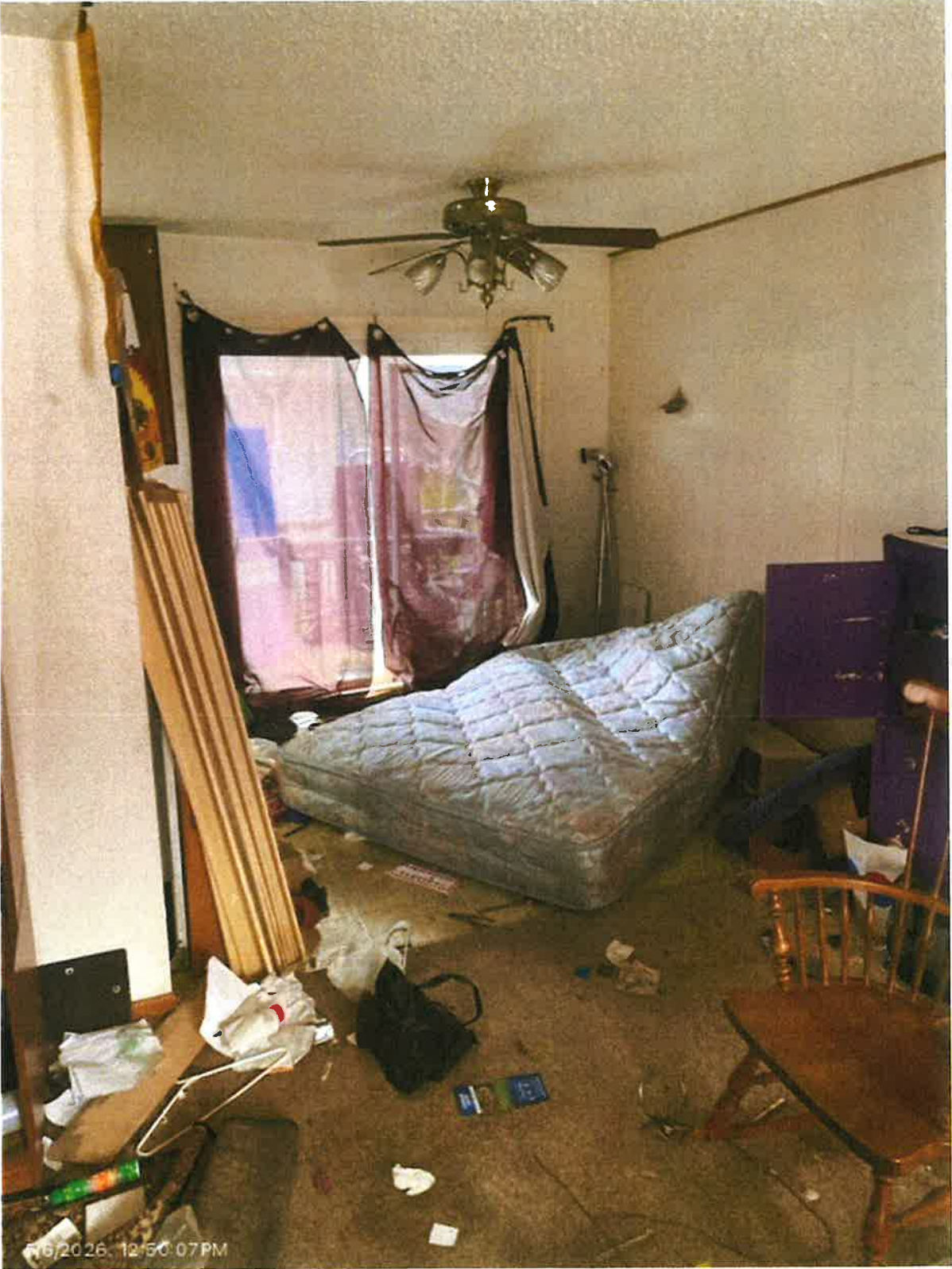


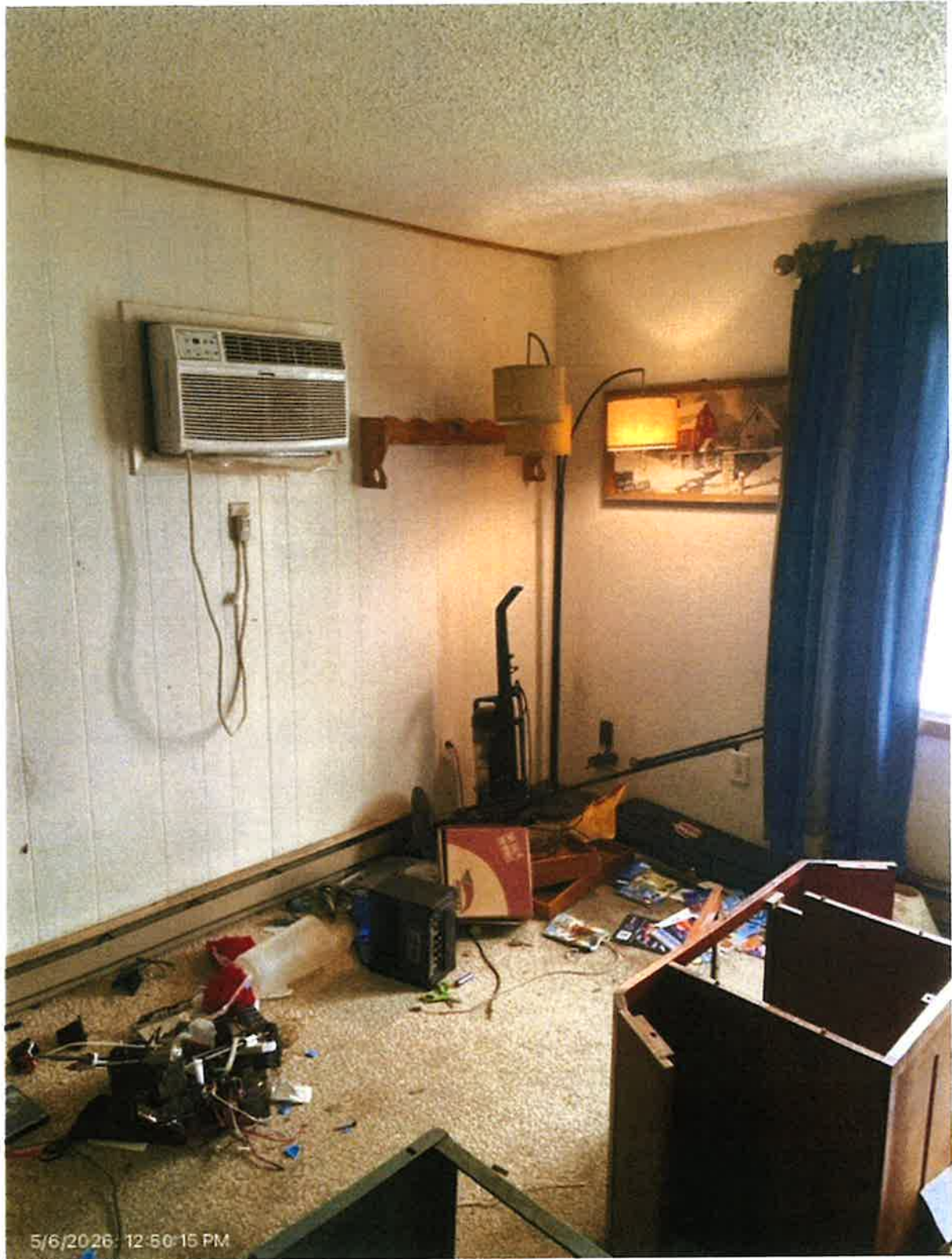
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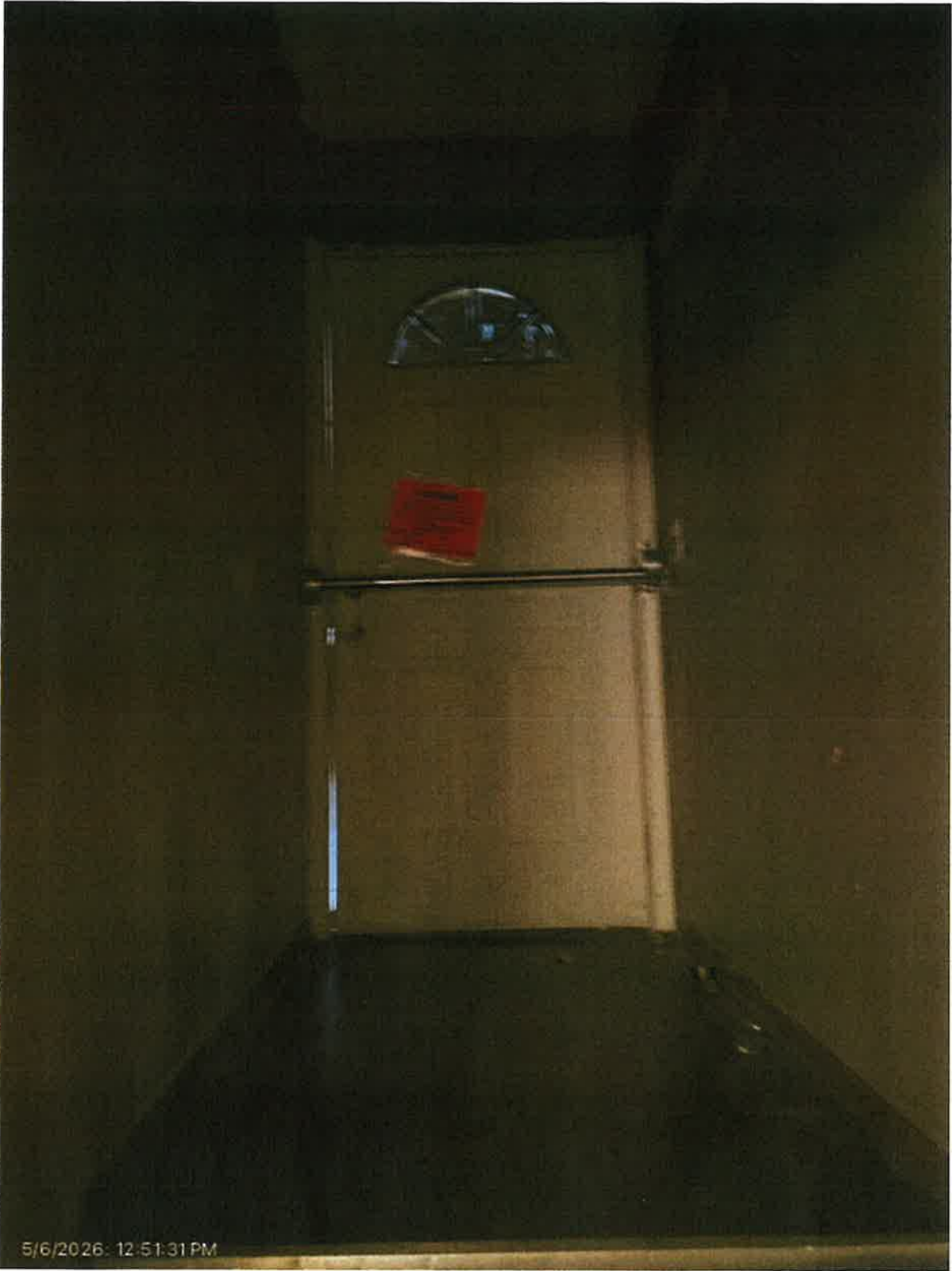


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5/6/2026: 12:51:07PM



5/6/2026: 12:51:31 PM



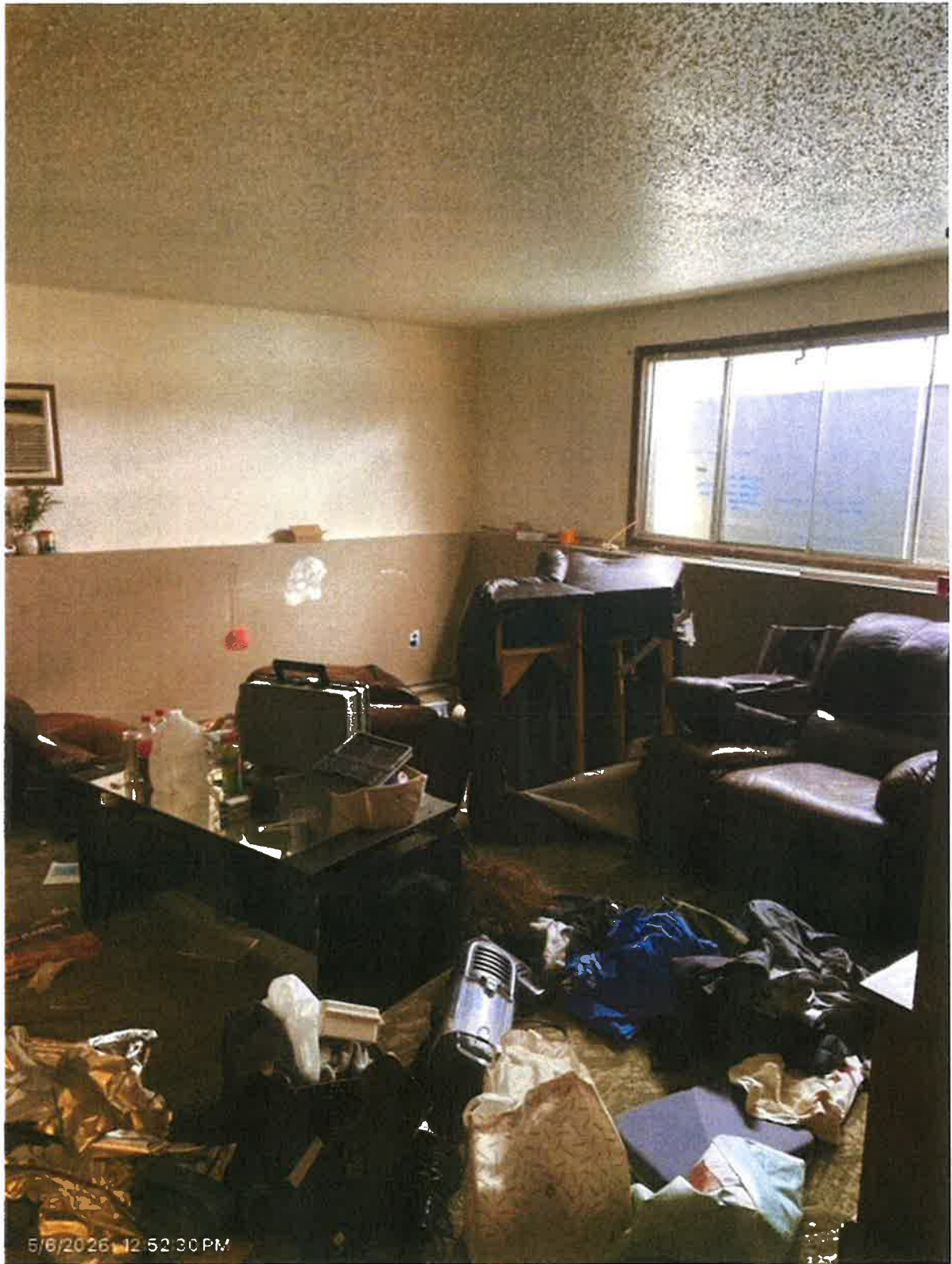
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5/6/2020 12:41:50 PM



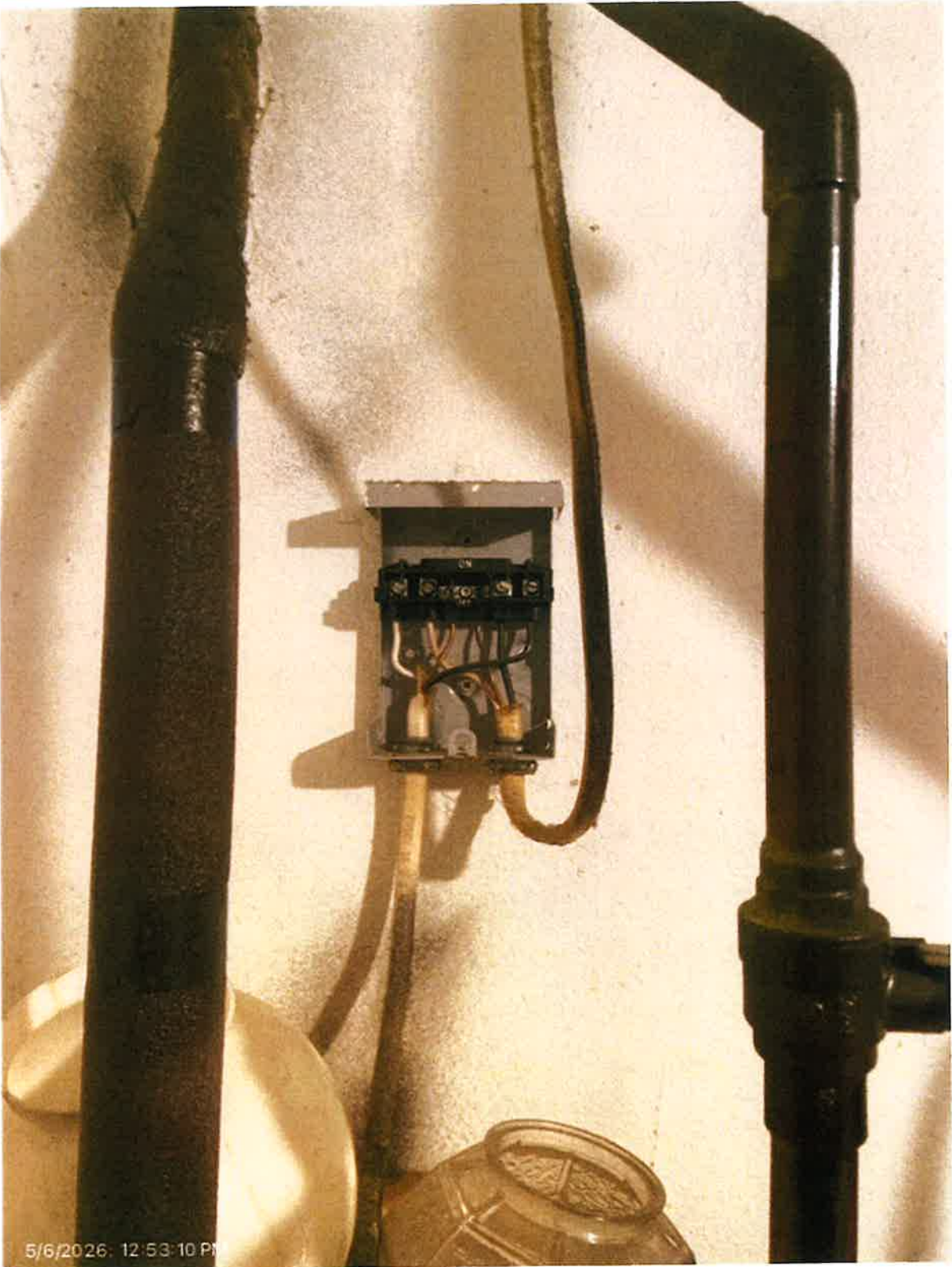
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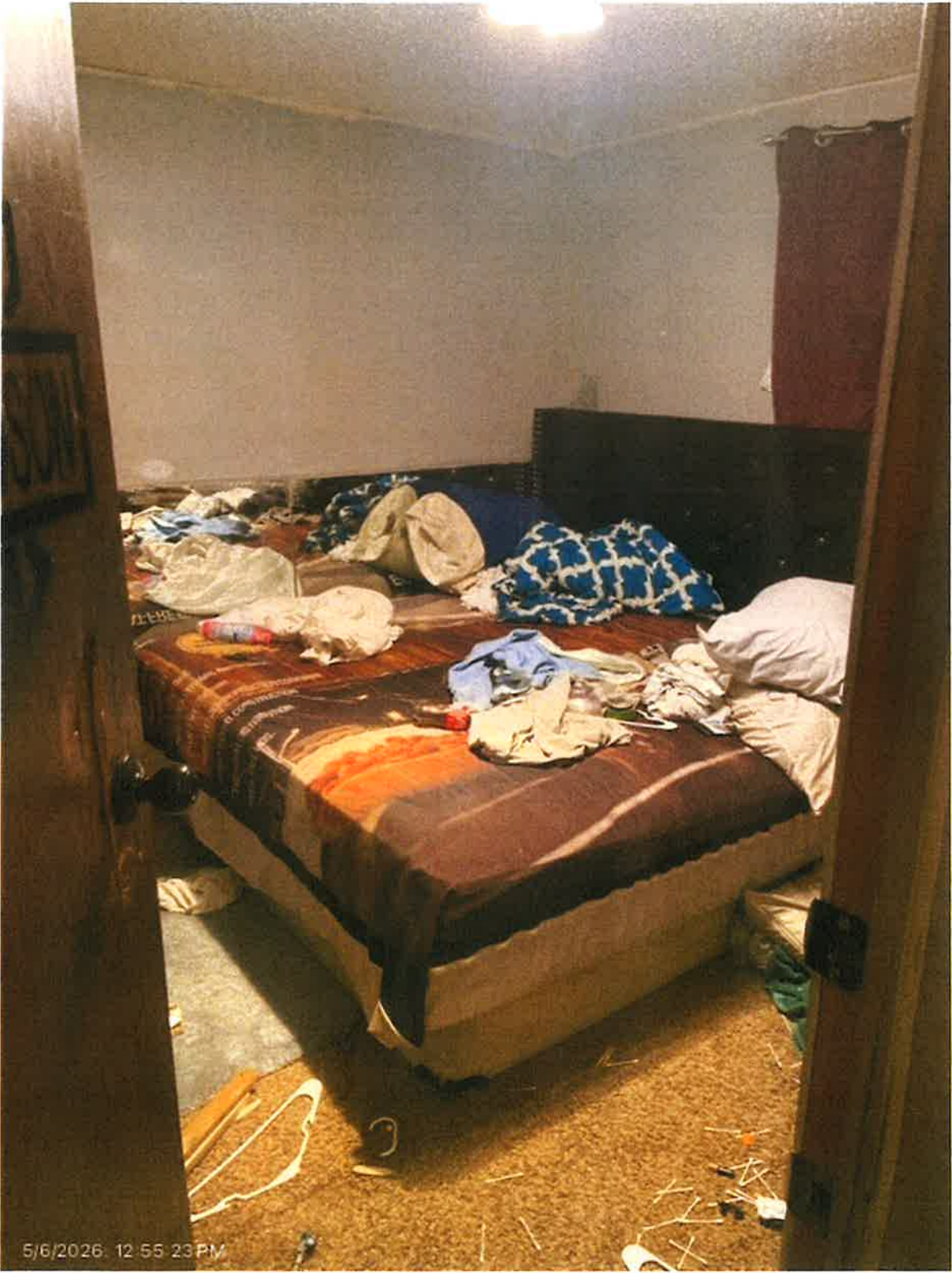
















NO SIDE EFFECT!
NO HEADACHE!

288K

NEW & IMPROVED

MAGNUM
XXL

FAST ACTING
LONG LASTING

- ♥ Prostate Improvement
- ♥ Increases **TIME** of INTERCOURSE
- ♥ Increases **SIZE** and **HARDNESS**
- ♥ Increases **STAMINA** and **SEX DRIVE**

1 Capsule for **9 DAYS**

3
Extreme
Stamina
Time



100%
NATURAL
HERBAL EXTRACT

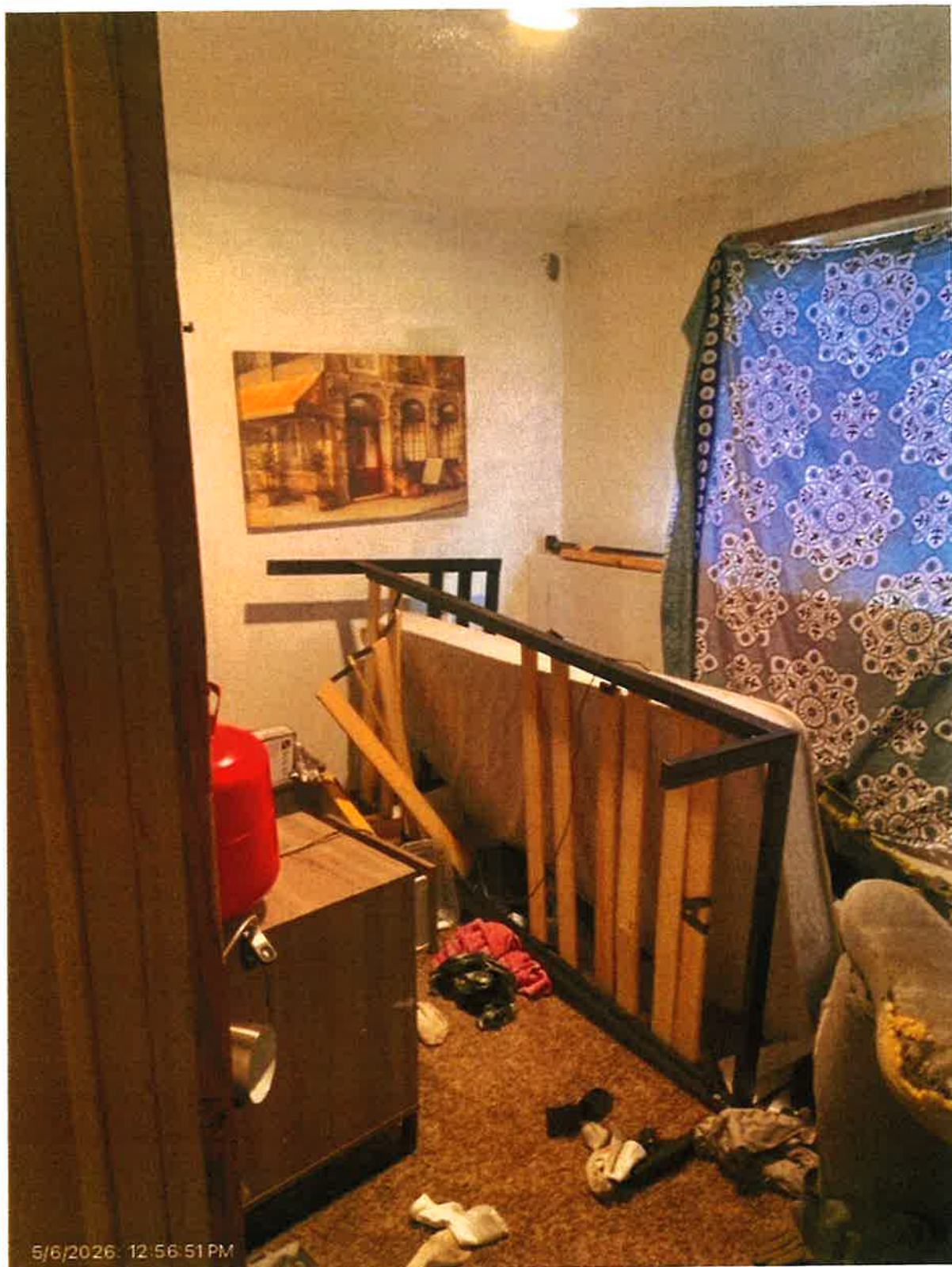
100% Natural Herbal Extract



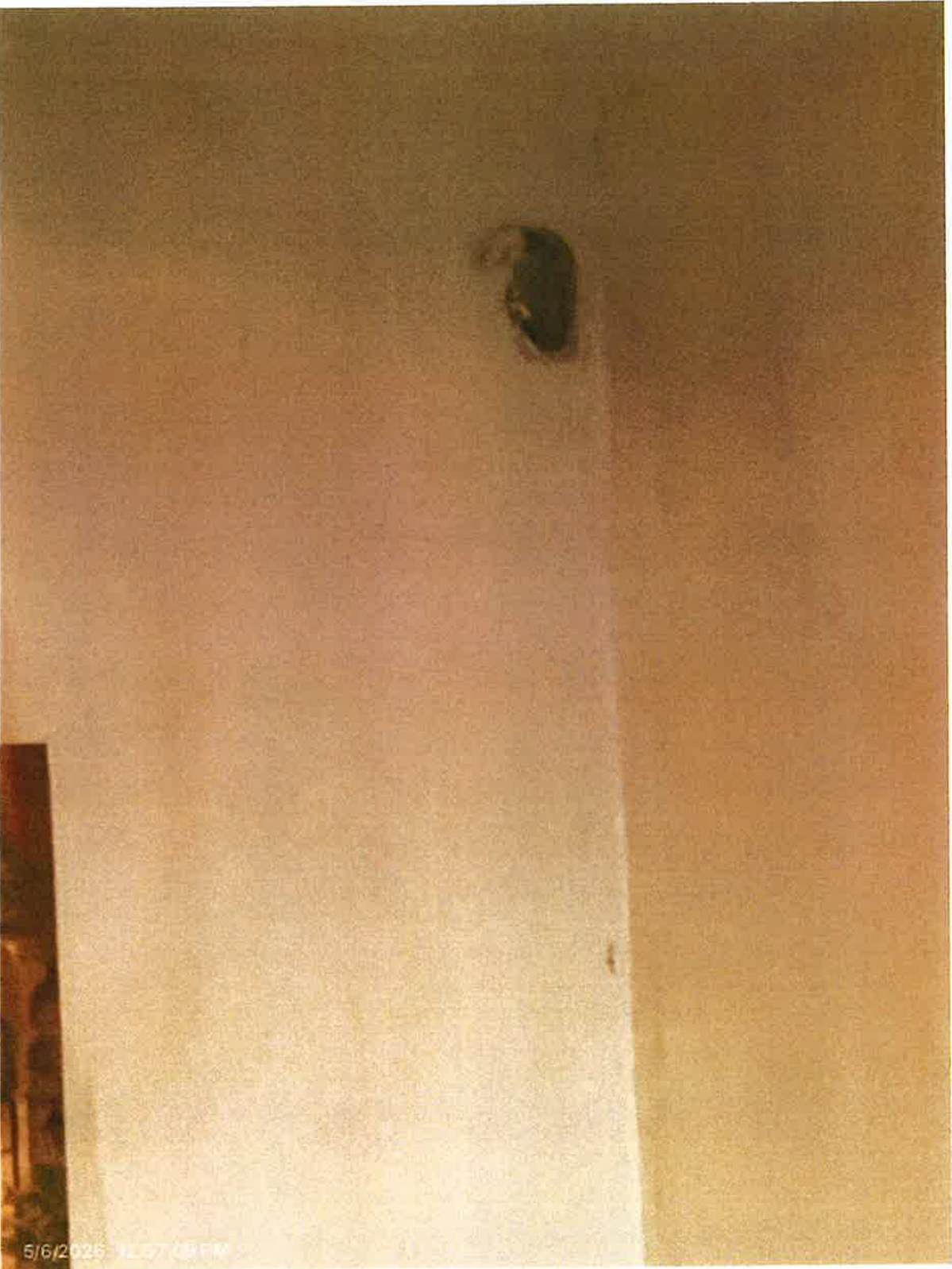
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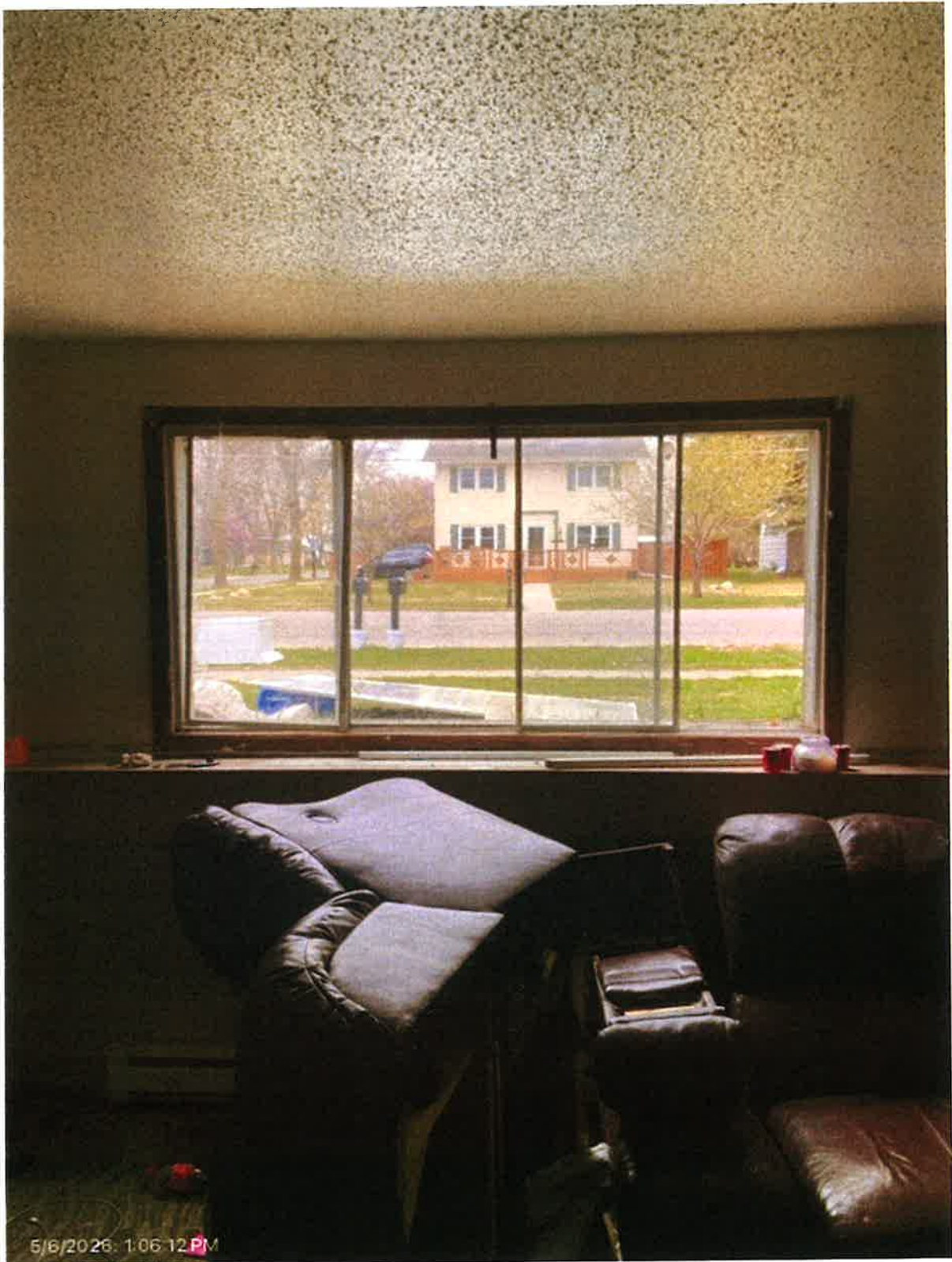


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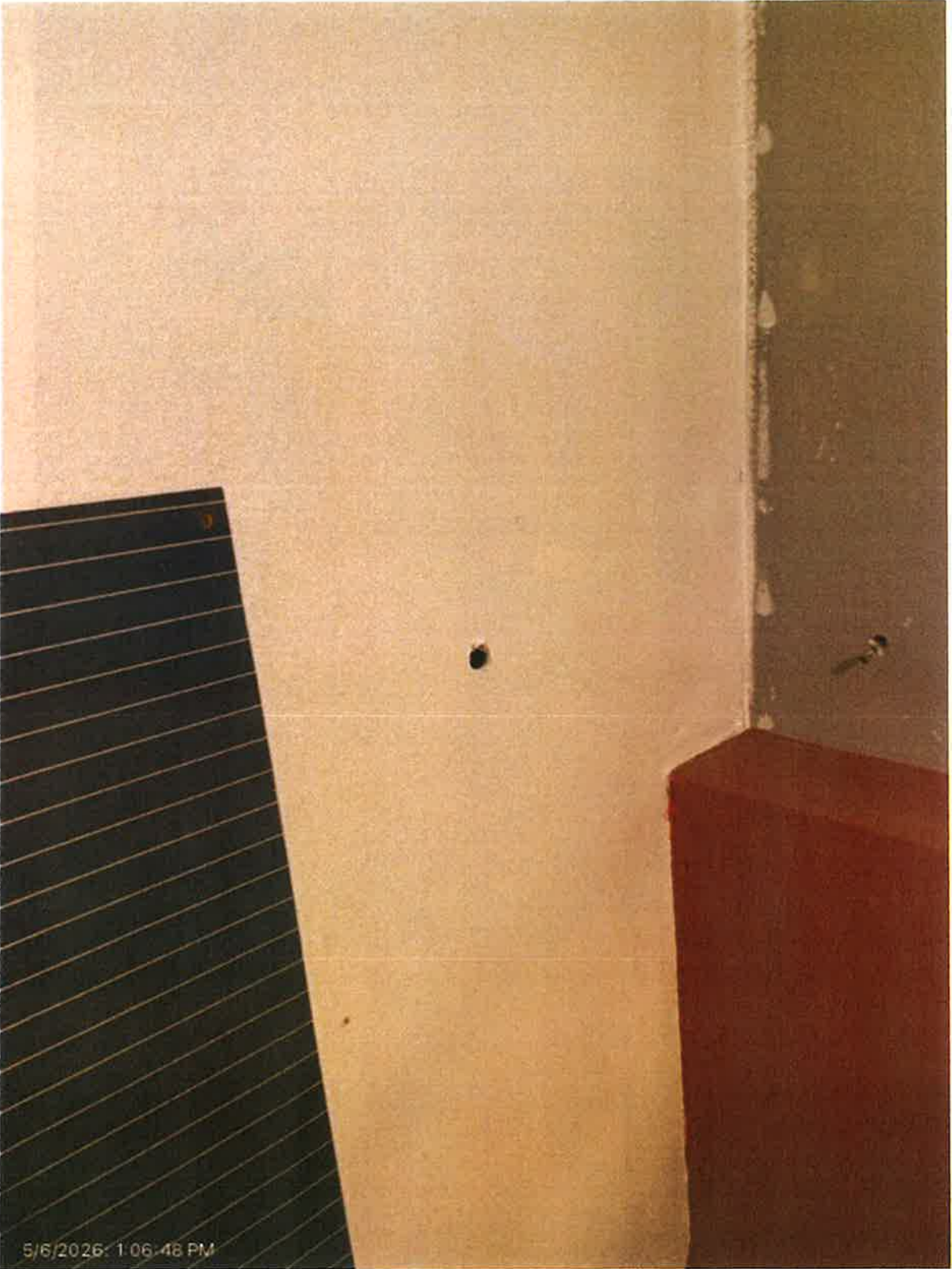












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5/6/2025 10:04PM



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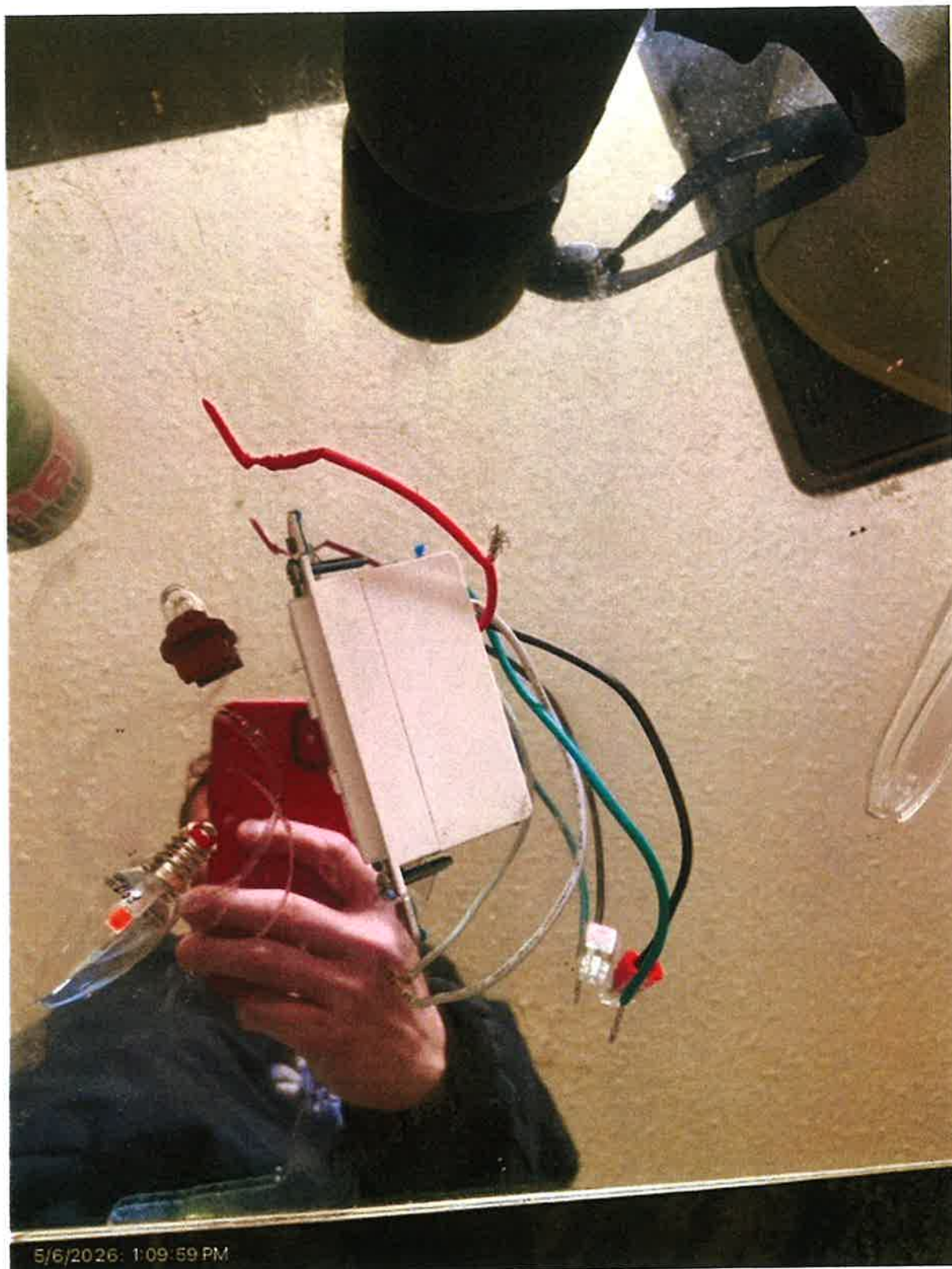








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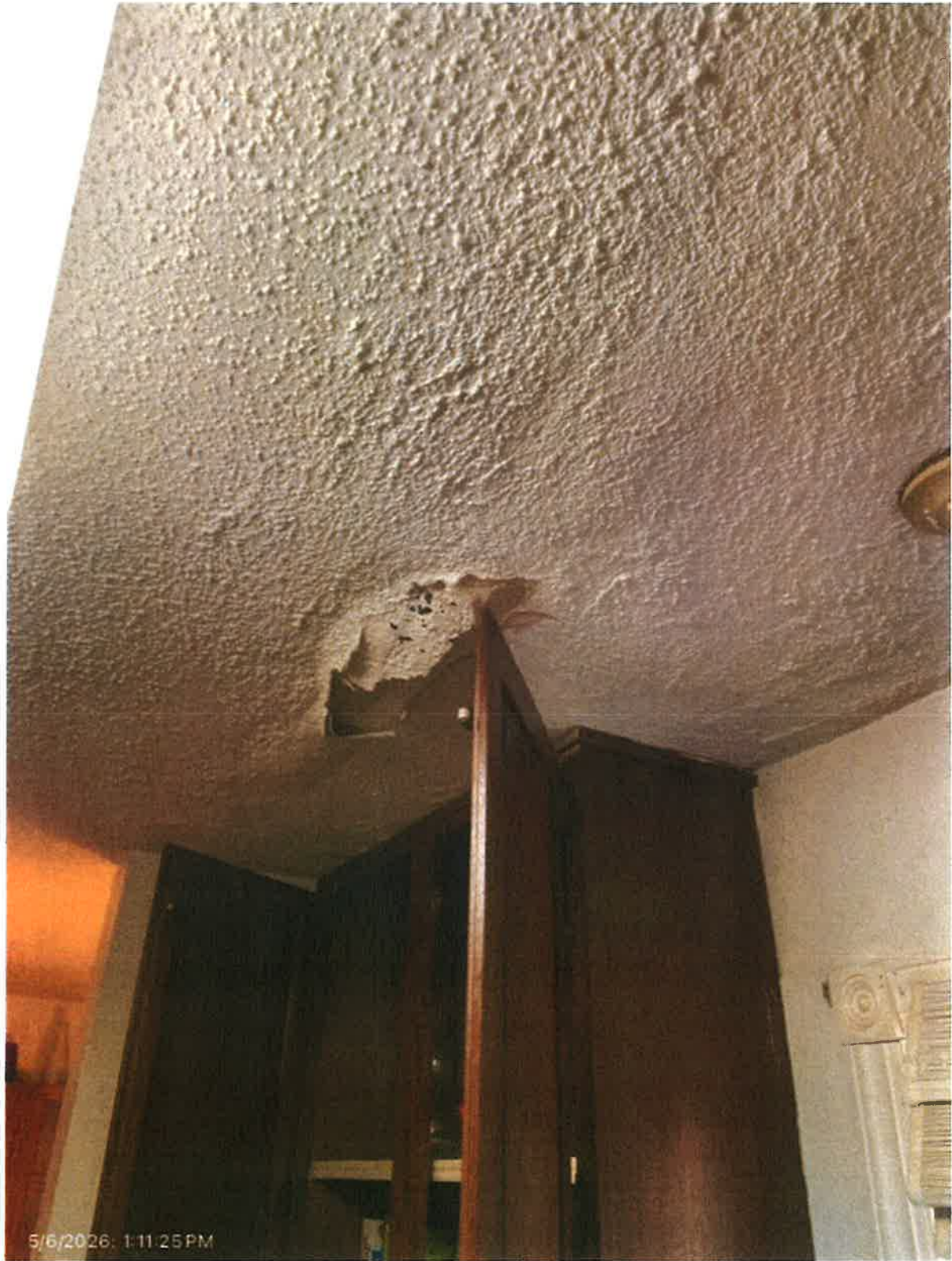




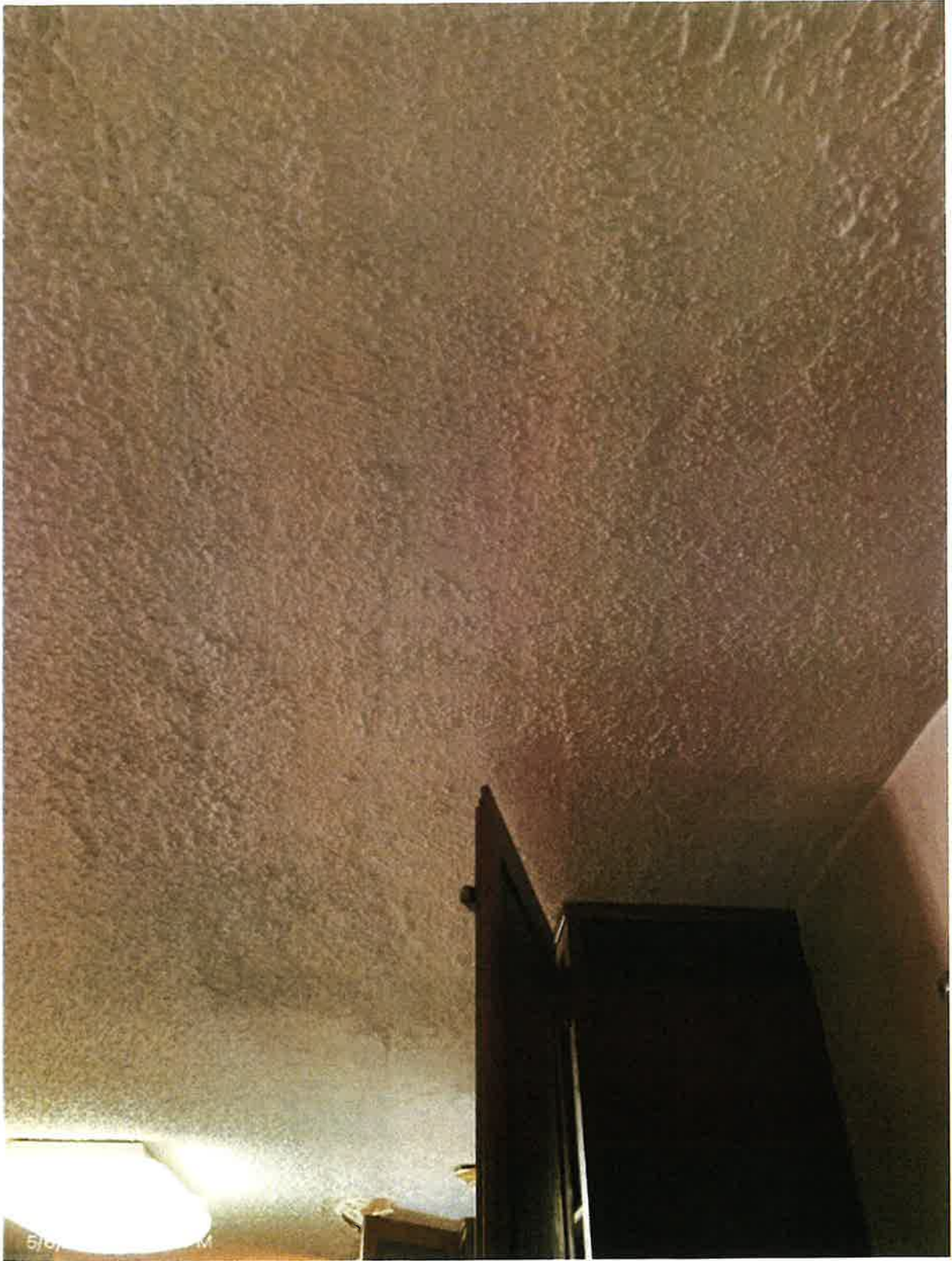


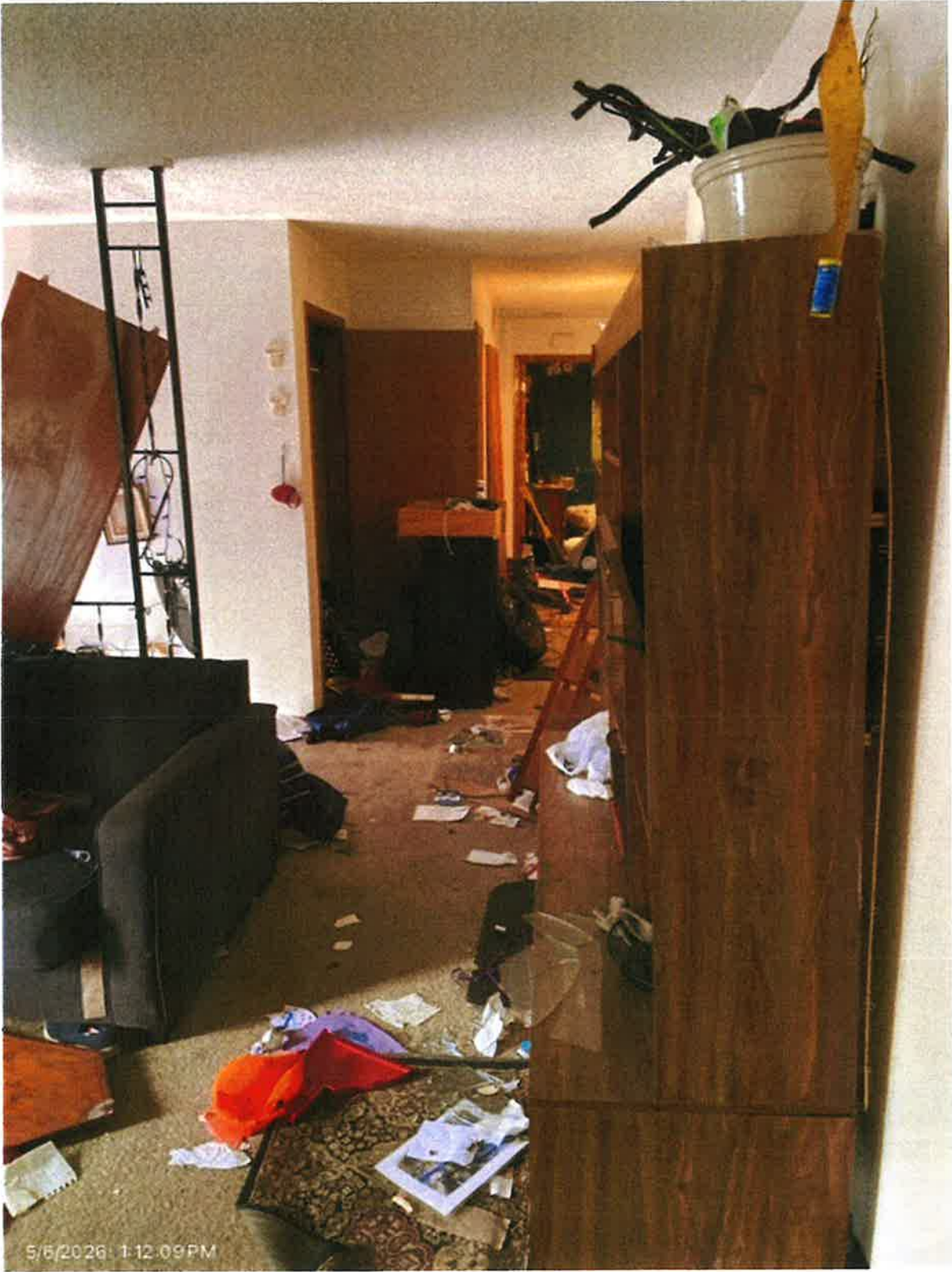
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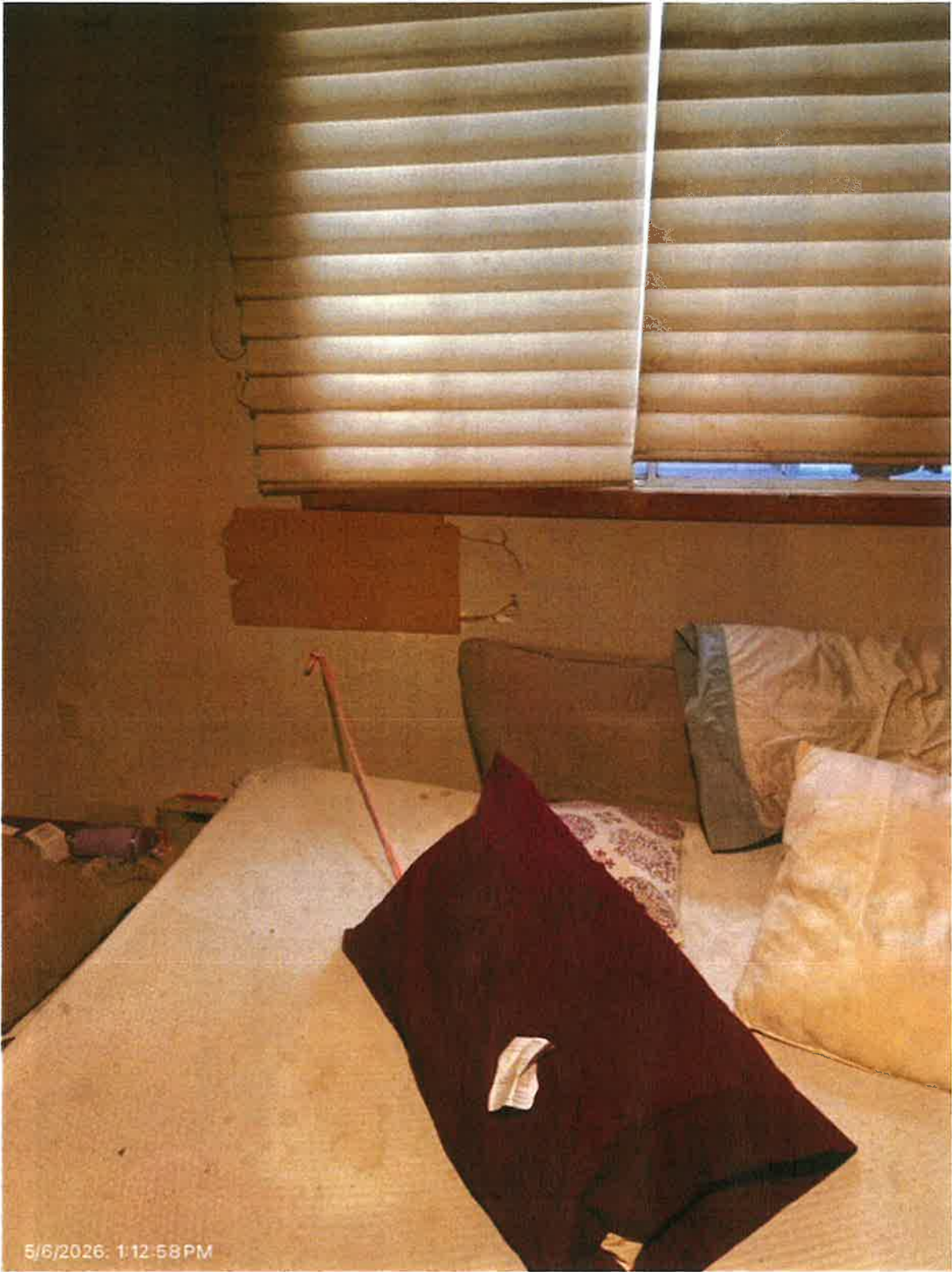




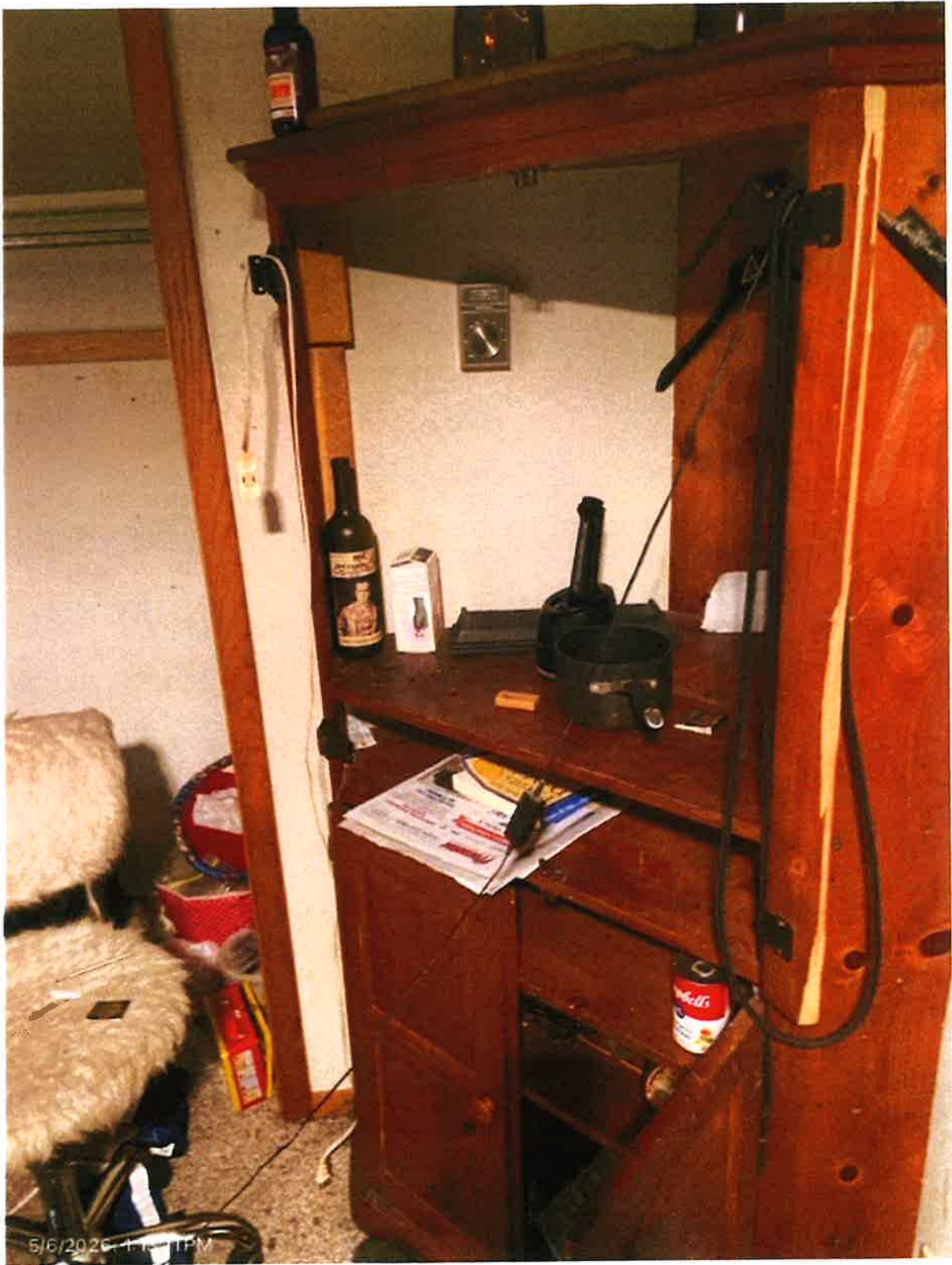
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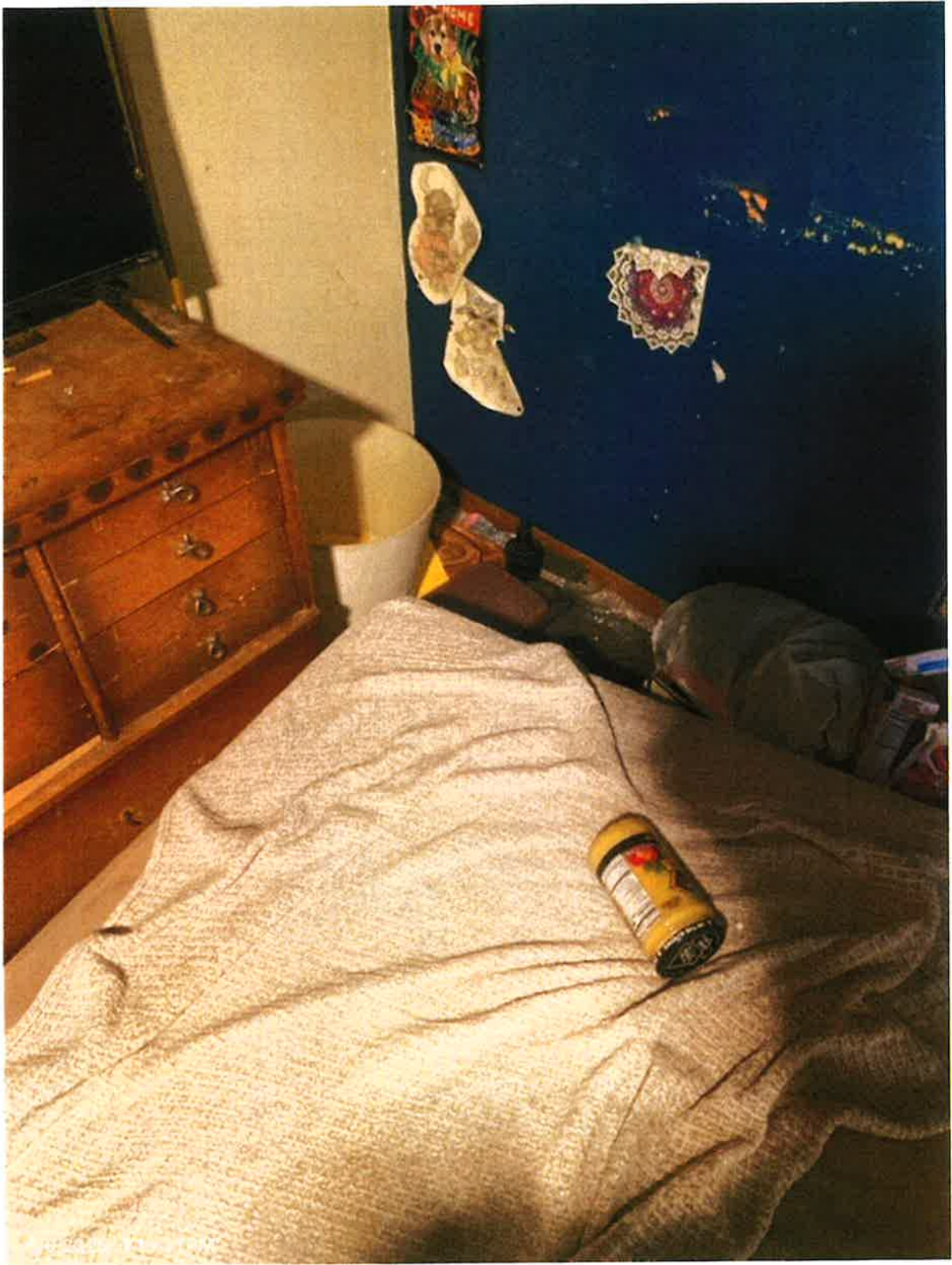
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5/6/2025 1:11 PM



5/6/2026 1:13:20PM





5/6/2026 1:13:43 PM



5/6/2026: 1:13:57PM





5/6/2026: 1:14:12 PM



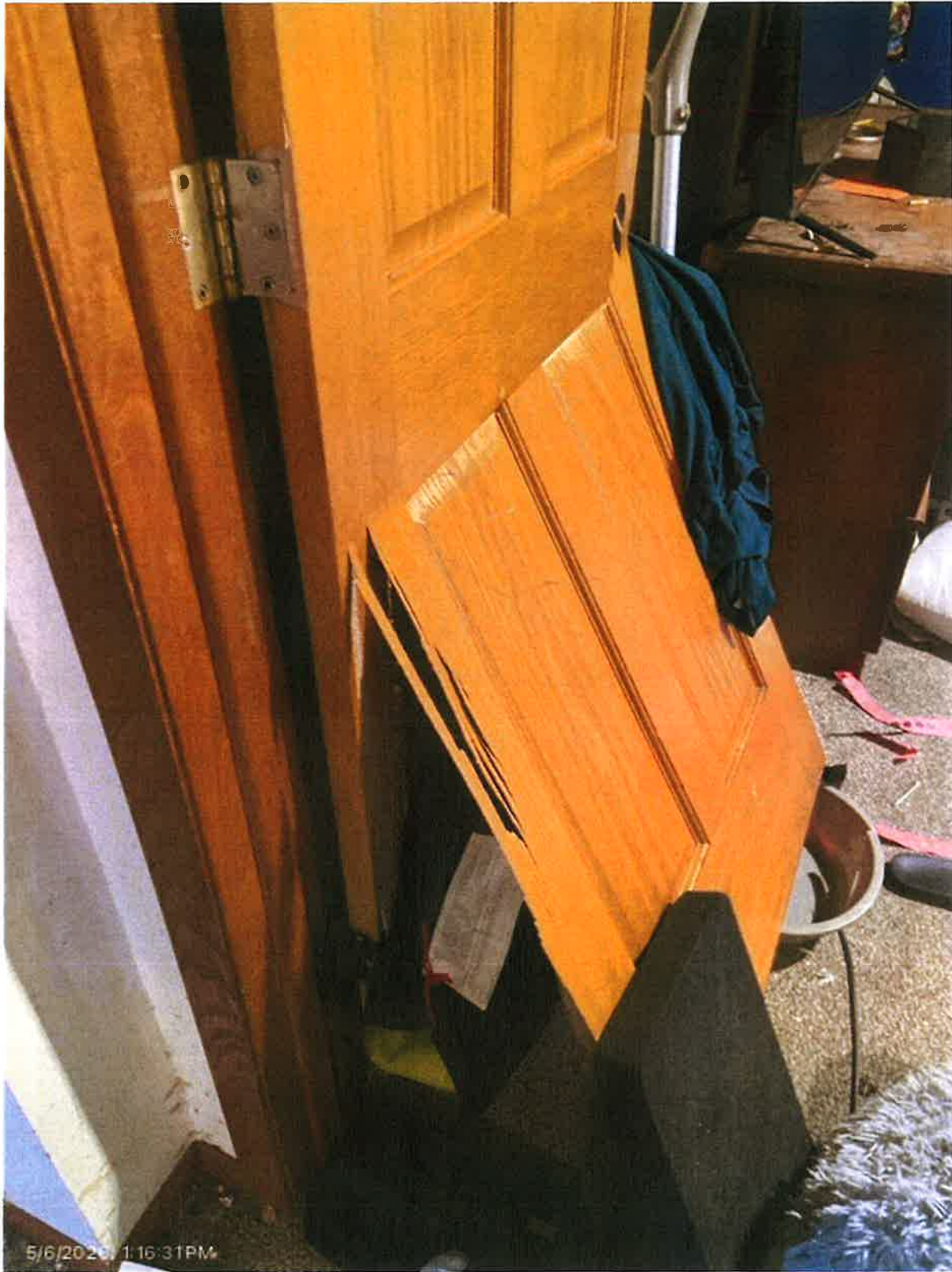


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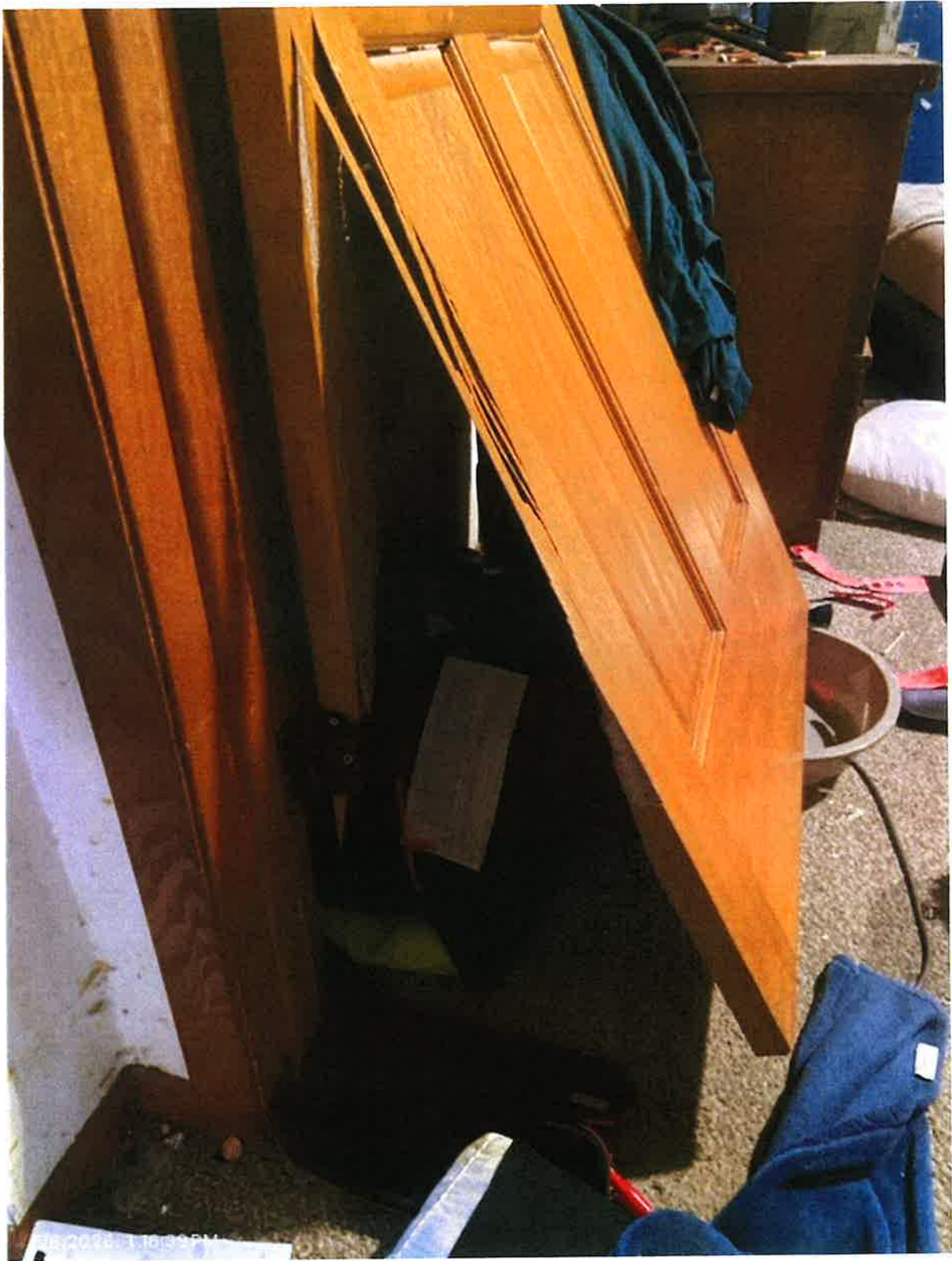


5/6/2026: 1:15:33 PM





5/6/2020 1:16:31PM









DANGER

This Structure Is Unsafe and Its
Occupancy Has Been Prohibited by the
Code Official. It is Unlawful For Any
Person To Enter Or Occupy This Building

After 4-29-2026

Any Person Removing This Sign

WILL BE PROSECUTED.

11-113 32 Ann

Address of Structure Notified

Code 1P/MC

Chapter 1

Section 189

Date 4-30-2026

Notice by PBA Chapter 21-11-22-00







Inspections Department
225 4th Street North
Fargo, ND 58102
(701) 241-1561

VEHICLE REMOVAL NOTICE
Administrative Notice of Order to Correct

DATE: Thursday, April 30, 2026

LOCATION OF VEHICLE TO BE REMOVED: 111-113 32nd Ave N

PROPERTY OWNER: Bobbi Stephenson

OWNERS ADDRESS: 1102 7TH ST N APT 1, Fargo, ND 58102

YOU ARE HEREBY ORDERED TO REMOVE THE FOLLOWING IDENTIFIED JUNK VEHICLES IN ACCORDANCE WITH FARGO MUNICIPAL CODE ARTICLE 12-09 ON OR BEFORE 5/15/26. The term "junk automobiles" includes, without limitation, any motor or non-motorized vehicle which is not licensed for use upon the highways of the state of North Dakota for a period in excess of sixty (60) days, and shall also include, whether licensed or not, any motor vehicle which is inoperative.

If any or all of the vehicles listed remain on the above property after the compliance date, they will be removed by the City of Fargo. In the event that the property owner disagrees with the determination of the City and this notice of removal, the property owner may appeal to the Board of the City Commissioners by filing a notice of appeal, in writing, within ten (10) days of this notice.

The International Property Maintenance Code (IPMC) Section 202 defines inoperable motor vehicles as a vehicle that cannot be driven upon the public streets for reason including but not limited to having unlicensed, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

Vehicle Description	License Number	State
Black Dodge Catber	No Plate	N/A

Sincerely,

Bill Thompson
Building Inspector II
wthompson@fargond.gov
(701) 241-1563



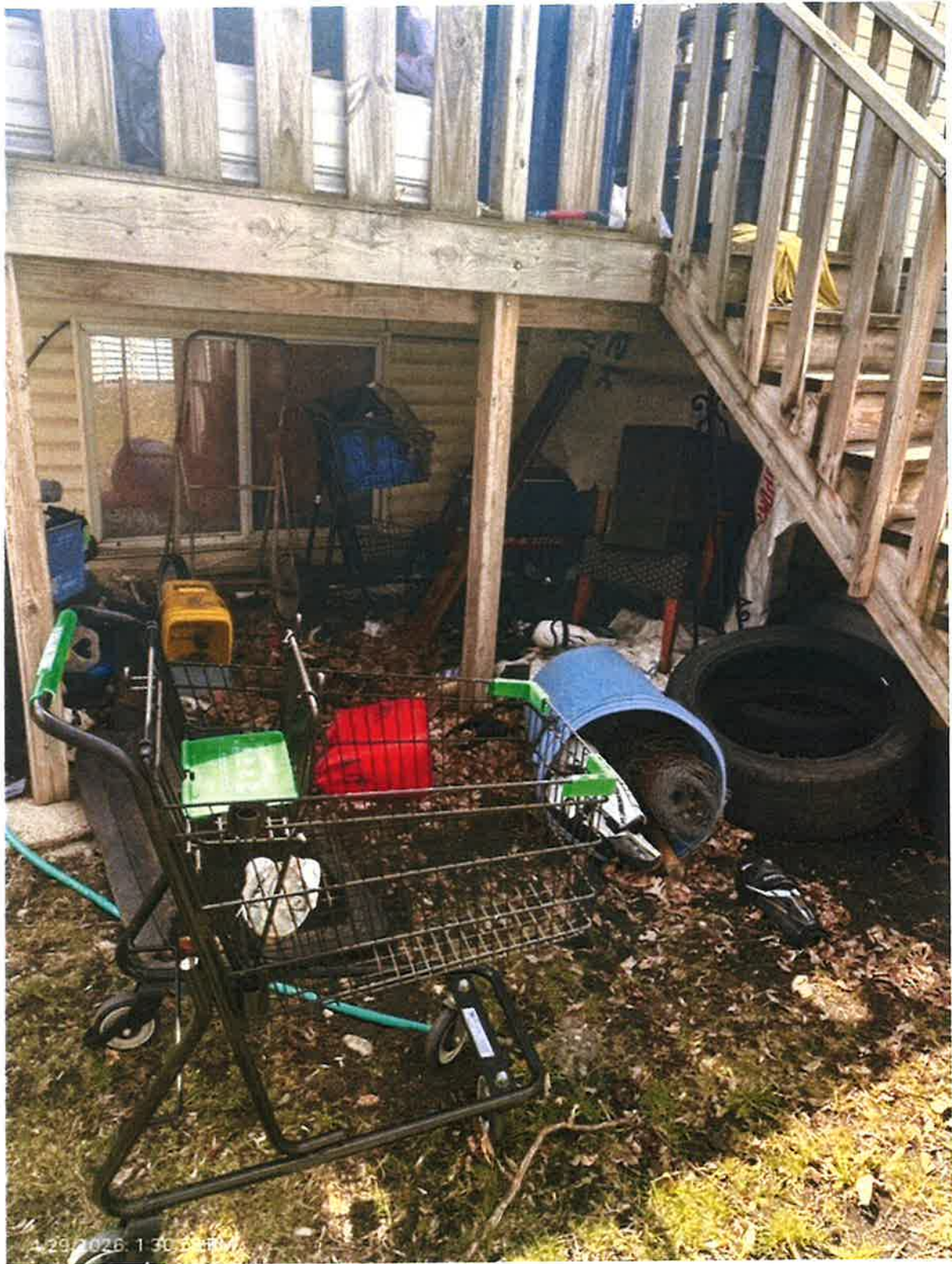


4/29/2025 4:35:00 PM



1/29/2025 1:39:21 PM















7/29/2026 1:32:38 PM



























DANGER

This Structure Is Unsafe and Its
Occupancy Has Been Prohibited by the
Code Official. It Is Unlawful For Any
Person To Enter Or Occupy This Building

After 4/29/26

Any Person Removing This Sign
WILL BE PROSECUTED.

111-113 32 Ave N
Address of Condemned Building

✓
Code Official

Code IPMC

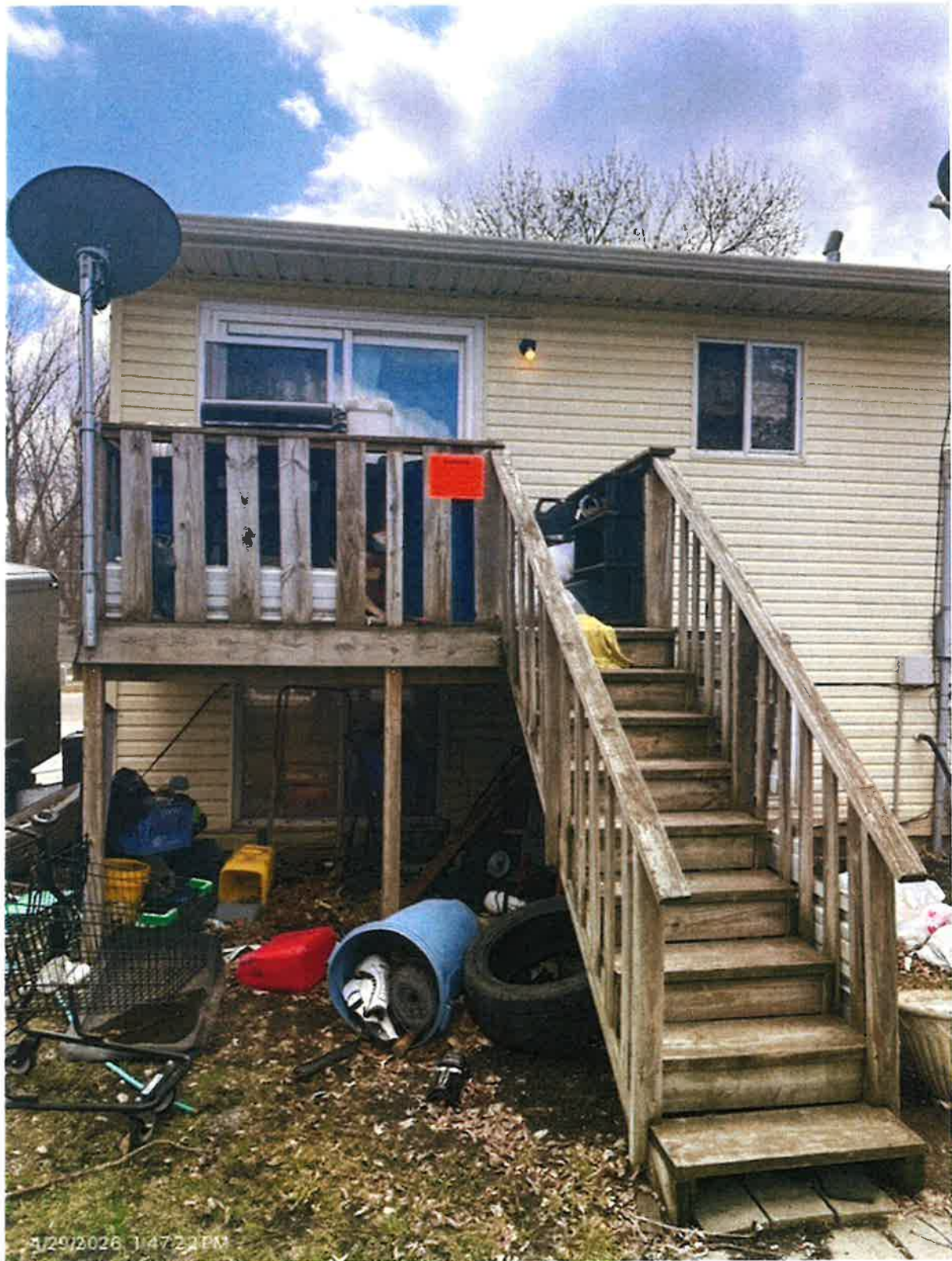
Chapter 1

Section 109

Date 4/29/26

Refer to FMC Chapter 31-01+21-04











4/29/2026 1:29:18 PM