



Cass County Sheriff's Foreclosure Sale: 1302 21st Street S — Auction November 4, 2026

Public paper · October 5, 2026 · Courts desk · Ryan Standley / Record of Sale, LLC / Notice Nearby

Cass County sheriff's foreclosure sale under a court judgment scheduled November 4, 2026 at 10:00 AM — 1302 21st Street S. Cash / certified funds terms as stated in the published notice; subject to confirmation and superior liens.

A published sheriff's foreclosure sale under a court judgment notice schedules a foreclosure auction for real property in Cass County, ND. The sale is set for November 4, 2026 at 10:00 AM at Front door of the Cass County Courthouse, Fargo, ND.

Property and parties named in the notice

- Street address believed: 1302 21st Street S, Fargo, ND 58103 (address is not controlling if it conflicts with the legal description in the source notice).
- County / state: Cass County, ND.
- Grantor / borrower of record (as named): Zachary Sands.
- Current mortgagee / judgment creditor (as named): The Industrial Commission of North Dakota, acting as the North Dakota Housing Finance Agency.
- File / TS / case reference: Case 09-2025-CV-04230; parcel 01-1240-00010-000.

What the published notice states

Case 09-2025-CV-04230; parcel 01-1240-00010-000. Judgment entered Feb. 2, 2026 for \$265,463.29. That is the judgment figure, not a minimum bid. Also named: the U.S. Department of Housing and Urban Development, AAA Collections and Wilmington Savings Fund Society. Sheriff Jesse Jahner, by deputy Shawn Getz.

Sale terms the notice states

- Sale is at public auction to the highest bidder under the terms in the published notice.
- Property is typically sold as-is / where-is, subject to unpaid taxes, prior liens, and encumbrances of record.
- Terms are cash or certified funds unless the notice states otherwise (credit bids by the secured party may be allowed).
- Right to adjourn, continue, or confirm the sale may be reserved as stated in the source notice and applicable state law.
- Anyone considering bidding should read the full published notice, run independent title and occupancy checks, and consult their own counsel.

How Notice Nearby treats foreclosure / trustee's sales

This courts desk paper restates a public foreclosure / trustee's sale / sheriff's sale notice. It is not a civil docket ruling, not investment advice, and not a title commitment. Notice Nearby cites the source notice URL below; verify details against the official publication before relying on them.

About the photo

Federal Building and U.S. Courthouse, Fargo, N.D. (illustrative; the sheriff's sale is at the Cass County Courthouse). Photo: Carol M. Highsmith, Library of Congress, public domain, via Wikimedia Commons. The image is illustrative and does not show the property being sold.

Sources

1. The Forum (Fargo) notice of sheriff's sale (published Sept. 19, Oct. 3 and 10, 2026), as posted on the North Dakota statewide newspaper public-notice site (Column) — sale November 4, 2026, Front door of the Cass County Courthouse, Fargo, ND; property 1302 21st Street S, Fargo, ND 58103.
<https://northdakota.column.us/?activeNotice=6WjW9Jcrlw7aGoaFhAcW&subdomain=northdakota>

2. Notice Nearby courts desk · Record of Sale, LLC (Oregon).

Not legal advice. Not a newspaper. Not Legal Publication. Record of Sale, LLC (Oregon).

Notes

- Author: Ryan Standley / Record of Sale, LLC / Notice Nearby.
- Discussed on @NoticeNearYou: (pending — fill xPostUrl after live post).
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