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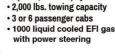
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IN THE STATE OF NORTH DAKO-TA, COUNTY OF GRAND FORKS IN THE DISTRICT COURT, NORTHEAST CENTRAL JUDICIAL DISTRICT Capital One, N.A.,

Plaintiff.

Kim C. Samuelson and Carolyn Samuelson and Unknown Spouse

PUBLIC NOTICE

Spouse of Carolyn Samuelson and all persons unknown, claiming any estate or interest in, or lien or en-cumbrance upon, the real estate described in the complaint and Wells Fargo Bank, NA and Discover Bank, and any person in possession,

NOTICE OF REAL ESTATE SALE

CIVIL NUMBER: 18-2024-CV-02240

Judgment in the amount of \$226,244.08, having been entered in favor of Plaintiff and against Defendants, which Judgment was filed with the Clerk of Courts of Grand Forks County, North Dakota, on May 29, 2025, for the foreclosure of a real

estate mortgage.

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

described as:
The following real property lying and being in the City of Grand Forks, County of Grand Forks, State of North Dakota, and described as follows to with

The North 330 feet of the South 660 feet of the West 330 feet of the Southwest Quarter (Southwest 1/4) of Section Eleven (11), Township One Hundred Fifty-one (151) North of Range Fifty-one (51) West of the Fifth Principal Meridian.

This being the same property conveyed to Kim C. Samuelson and Carolyn Samuelson, as joint tenants and not as tenants in common, dated 09/30/2004 and recorded on 10/04/2004 in Instrument No. 631560, in the Grand Forks County

Real Property address: 8297 15th Avenue S, Grand Forks, ND 58201

The above real property is the subject of the Mortgage dated April 16, 2022, which Mortgagors, Carolyn Samuelson, Kim C. Sa muelson, executed and delivered to Discover Bank, and recorded in the office of Forks County, North Dakota, on April 19, 2022, Instrument Number

824784, which is subject to the entered Judgment. In order to realize the amount of \$226,244.08, as of May 29, 2025, plus interest accruing thereafter on said amount as awarded by the court, together with the costs and ex-penses of sale, will be sold subject to redemption as provided by law as one parcel of land at public auction, subject to the lien for unpaid real estate taxes and assessments of Grand Forks County, North Dakota, and easements and restrictions of record, to the highest bidder for cash under the direction of the Sheriff of Grand Forks County, North Dakota, at the main entrance of the Grand at the final refundate of the Grands Forks County Courthouse located at 124 South 4th Street, Grand Forks, North Dakota 58201, on September 30, 2025 ("Sale Date"), at 10:00 AM.

4. If the sale is set aside for reason, the Purchaser at the sale shall be

further recourse against the Mortgagor, the Mortgagee or the Mortgagge's attorney.
DATED this 27 day of August, 2025.
SHERIFF OF GRAND FORKS Chris Hutton 3613

entitled only to a return of the deposit paid. The purchaser shall have no

By: Chris Hutton Sheriff / Deputy Sheriff of Grand

Halliday, Watkins & Mann, P.C. By /s/ Tyler S. Wirick Tyler S. Wirick Tyler S. Wilrick
Attorneys for Plaintiff
376 East 400 South, Suite 300
Salt Lake City, UT 84111
Tel: 801-355-2886 Email: tylerw@hwmlawfirm.com Bar: 10014 (Sep. 1 & 8 & 15, 2025)

ND District 42 District Committee. Saturday, September 13, 2025. Registration 12:30 PM. Gavel on 1:00 PM. Alerus Center Conference Center, 1200 S 42nd Street, Grand Forks, ND 58201. Agenda: Reappointment Meeting. IDs will be checked at the door and 2025 dues paid. Kim Efta. Chair. 13, 2020 Gavel on paid. Kim Efta, Chair. (Sep. 8, 2025)