

North Dakota Public Notices

STATE OF NORTH DAKOTA PUBLIC SERVICE COMMISSION Otter Tail Power Company Transmission Facility Cost Recovery Rates

Case No. PU-11-153 Otter Tail Power Company Transmission Facility Cost Recovery Tariff

Case No. PU-11-682 NOTICE OF FILING, NOTICE OF HEARING, AND NOTICE OF INTERVENTION DEADLINE

November 23, 2011 On May 12, 2011 and November 3, 2011, Otter Tail Power Company (Otter Tail) filed for approval to implement a transmission cost recovery rider pursuant to North Dakota Century Code Section 49-05-04.3.

Midwest Interdependent System Operator (MISO) Schedule 26 transmission related costs net of revenues allocated to North Dakota retail customers and the North Dakota retail share of revenue requirements for transmission facilities not currently included in base rates. The application includes an initial rate adjustment amount to be included as part of the Energy and Renewable Adjustment line on customers' bills:

Table with 2 columns: Customer Class, Amount per kWh. Rows include Large General Service, Controlled Service, Lighting Service, All Other Service.

The issues to be considered in these proceedings are whether the proposed transmission cost recovery rider and rate adjustments comply with section 49-05-04.3 and should be approved.

Anyone wishing to become a party to this proceeding must file a Petition to Intervene by January 14, 2012.

A Formal Hearing of this matter is scheduled to begin on January 24, 2012, at 10:00 a.m. CST in the Commission Hearing Room on the 12th floor of the State Capitol.

For more information contact the Public Service Commission, State Capitol, Bismarck, North Dakota 58505, 701-328-2400 or Relay North Dakota 1-800-366-5888 TTY. If you require any auxiliary aids or services, such as readers, signers, or Braille materials, please notify, Darrell Nitschke, Executive Secretary, 24 hours in advance.

PUBLIC SERVICE COMMISSION Kevin Cramer, Commissioner Tony Clark, Chairman Brian P. Kalk, Commissioner (December 5, 2011) 1361633

Public Notice ND Medicaid Program The Department of Human Services will be amending its Medicaid State Plan in accordance with Section 2702 of The Affordable Care Act to implement payment adjustments for hospital acquired conditions. The change will be effective January 1, 2012 and the financial impact is unknown.

The Medicaid State Plan is being amended to include the change to the Resource Utilization Group (RUG) IV classification grouping which has 48 classifications. The State had previously used RUG III classification grouping which has 34 classifications. The estimated impact for this change is zero dollars. This change is effective January 1, 2012.

The Medicaid State Plan is being amended to provide clarification regarding unallowable costs, recordkeeping and cost allocation for vehicles not used exclusively for resident-related activities, and allowable costs for a facility acquired through a purchase of shares. The estimated impact of these changes is zero dollars.

The Medicaid State Plan is also being amended to change the allowable education expense limit to \$3,750; provide a three percent increase to the limits for nursing facility rates; provide a three percent inflationary cost increase for all Nursing Facility Services; and to identify salaries accrued at a facility's yearend but not paid within 75 days of the cost report yearend as an unallowable cost. These increases are effective January 1, 2012. The estimated cost for these increases is \$6.2 million for 12 months, of which approximately \$2.8 million will be state general funds.

Fee schedules for services are on the Department of Human Services web site at: http://www.nd.gov/dhs/services/medicaid/provider-fee-schedules.html

Comments can be sent to and viewed at: Medical Services Division Room 309, ND Department of Human Services, 600 E Boulevard Ave Dept 325, Bismarck, ND 58505-0250. Questions may be directed to the local county social service office, or individuals may contact the ND Medicaid Program at 1-800-755-2604. (December 5, 2011) 1362429

Minnesota Public Notices

STATE OF MINNESOTA COUNTY OF CLAY DISTRICT COURT SEVENTH JUDICIAL DISTRICT In Re: Estate of Roy D. Johnson, Decedent.

NOTICE OF INFORMAL PROBATE OF WILL AND INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS Court File No.: 14-PR-11-3918

Notice is given that an Application for Informal Probate of Will and Informal Appointment of Personal Representative was filed with the Registrar, along with a Will dated February 22, 1995. The Registrar accepted the application and appointed Paul J. Thompson, whose address is 1409 14-1/2 Avenue E, West Fargo, North Dakota 58078, to serve as the personal representative of the decedent's estate.

Any heir, devisee or other interested person may be entitled to appointment as personal representative or may object to the appointment of the personal representative. Any objection to the appointment of the personal representative must be filed with the Court, and any properly filed objection will be heard by the Court after notice is provided to interested persons of the date of hearing on the objection.

Unless objections are filed, and unless the Court orders otherwise, the personal representative has the full power to administer the estate, including, after thirty (30) days from the issuance of letters testamentary, the power to sell, encumber, lease, or distribute any interest in real estate owned by the decedent.

Notice is further given that, subject to Minn. Stat. § 524.3-801, all creditors having claims against the decedent's estate are required to present the claims to the personal representative or to the Court within four (4) months after the date of this notice or the claims will be barred.

Minnesota Public Notices

NOTICE OF MORTGAGE FORECLOSURE SALE THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

NOTICE IS HEREBY GIVEN, that default has occurred in conditions of the following described mortgage:

DATE OF MORTGAGE: November 12, 2004 MORTGAGORS:Raymond L. Gillette and Melissa R. Gillette, Husband and Wife.

MORTGAGEE:ABN Amro Mortgage Group, Inc. N/K/A CitiMortgage, Inc. DATE AND PLACE OF RECORDING: Recorded May 12, 2010, Clay County Recorder, Document No. 683063.

ASSIGNMENTS OF MORTGAGE: Assigned to: U.S. Bank National Association.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc. TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 100021268003103211

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Valley Mortgage, Inc. RESIDENTIAL MORTGAGE SERVICE: U.S. Bank Home Mortgage

MORTGAGED PROPERTY ADDRESS: 905 15TH Street North, Moorhead, MN 56560 TAX PARCEL I.D.#: 582240060

LEGAL DESCRIPTION OF PROPERTY: Lot 11 and 12, in Block 2, of Ellason's First Addition to the City of Moorhead, situate in the County of Clay and the State of Minnesota.

COUNTY IN WHICH PROPERTY IS LOCATED: Clay ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$68,633.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$69,908.47

That prior to the commencement of this mortgage foreclosure proceeding Mortgagee/Assignee of Mortgagee complied with all notice requirements as required by statute; That no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof;

PURSUANT to the power of sale contained in said mortgage, the above described property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE: December 16, 2011 at 9:00 AM PLACE OF SALE: Sheriff's Office, Law Enforcement Center, 915 9th Avenue North, Moorhead, MN

to pay the debt then secured by said Mortgage, and taxes, if any, on said premises, and the costs and disbursements, including attorneys' fees allowed by law subject to redemption within six (6) months from the date of sale said by the mortgagor(s), their personal representatives or assigns unless reduced to Five (5) weeks under MN Stat. §580.07.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 580.23 is 11:59 p.m. on June 18, 2012, unless the redemption period is reduced to 5 weeks under MN Stat. Secs. 580.07 or 582.032.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE:None

THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERLY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: October 17, 2011. CitiMortgage, Inc. Mortgagee/Assignee of Mortgagee USSET, WEINGARDEN AND LIEBO, P.L.L.P.

Attorneys for Mortgagee/Assignee of Mortgagee 4500 Park Glen Road #300 Minneapolis, MN 55416 (952) 925-6888 10-6457

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. Lot Thirteen, less the North Ten feet thereof, and the North Twenty feet of Lot Fourteen, in Block One, of Thyself's First Addition to the City of Hawley, Clay County, Minnesota; and that part of fractional Block "A" of the Original Townsite of Hawley, Clay County, Minnesota, described as follows: Beginning at a point on the West line of said fractional Block "A" which is Ten feet South of the North-east corner of said Lot Thirteen, Block One, Thyself's First Addition; thence Sixty feet South along the said West line of said fractional Block "A" thence due East at right angles to the Easterly line of said fractional Block "A" thence Northerly or Northwesterly along the Easterly line of said fractional Block "A"; to a point which is on a line projecting at right angles from the West line of said fractional Block "A" and which extends from the point of beginning; thence West along said line to the point of beginning. (October 31, November 7, 14, 21, 28, December 5, 2011) 1342362

STATE OF MINNESOTA COUNTY OF CLAY DISTRICT COURT SEVENTH JUDICIAL DISTRICT In Re: Estate of Theo F. Dawson, Decedent.

NOTICE OF INFORMAL PROBATE OF WILL AND INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS Court File No.: 14-PR-11-3956

Notice is given that an Application for Informal Probate of Will and Informal Appointment of Personal Representative was filed with the Registrar, along with a Will dated September 4, 2001. The Registrar accepted the application and appointed Shirley A. Mohr, whose address is 3625 11th Avenue S, Moorhead, Minnesota 56560, to serve as the personal representative of the decedent's estate.

Any heir, devisee or other interested person may be entitled to appointment as personal representative or may object to the appointment of the personal representative. Any objection to the appointment of the personal representative must be filed with the Court, and any properly filed objection will be heard by the Court after notice is provided to interested persons of the date of hearing on the objection.

Unless objections are filed, and unless the Court orders otherwise, the personal representative has the full power to administer the estate, including, after thirty (30) days from the issuance of letters testamentary, the power to sell, encumber, lease, or distribute any interest in real estate owned by the decedent.

Notice is further given that, subject to Minn. Stat. § 524.3-801, all creditors having claims against the decedent's estate are required to present the claims to the personal representative or to the Court within four (4) months after the date of this notice or the claims will be barred.

Dated: November 15, 2011 /s/ Ruth E. Power Registrar Dated: November 15, 2011 /s/ Tamara C. Fletcher Court Administrator F. John Williams III (MN# 0352676) Vogel Law Firm

STATE OF MINNESOTA COUNTY OF CLAY DISTRICT COURT SEVENTH JUDICIAL DISTRICT Estate of George B. Arnold, Decedent. AMENDED NOTICE AND ORDER FOR HEARING ON PETITION FOR DE-SCENT OF PROPERTY Court File No. PR-11-3942

NOTICE OF MORTGAGE FORECLOSURE SALE THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

NOTICE IS HEREBY GIVEN, that default has occurred in conditions of the following described mortgage:

DATE OF MORTGAGE: March 11, 2005 MORTGAGORS: Allan M. Stout and Rebecca L. Stout, husband and wife. MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

DATE AND PLACE OF RECORDING: Recorded March 17, 2005, Clay County Recorder, Document No. 609707. ASSIGNMENTS OF MORTGAGE: Assigned to: CitiMortgage, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc. TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 100275468350211020

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Texas Capital Bank, N.A. RESIDENTIAL MORTGAGE SERVICE: CitiMortgage, Inc.

MORTGAGED PROPERTY ADDRESS: 2936 7TH Avenue North, Moorhead, MN 56560 TAX PARCEL I.D.#: 580250121

LEGAL DESCRIPTION OF PROPERTY: The West half (W1/2) of Lot Twelve (12), in Block One (1), of Arbor Park Addition to the City of Moorhead, situate in the County of Clay and the State of Minnesota

COUNTY IN WHICH PROPERTY IS LOCATED: Clay ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$100,800.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$95,814.17

That prior to the commencement of this mortgage foreclosure proceeding Mortgagee/Assignee of Mortgagee complied with all notice requirements as required by statute; That no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof;

PURSUANT to the power of sale contained in said mortgage, the above described property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE: December 16, 2011 at 9:00 AM PLACE OF SALE: Sheriff's Office, Law Enforcement Center, 915 9th Avenue North, Moorhead, MN

to pay the debt then secured by said Mortgage, and taxes, if any, on said premises, and the costs and disbursements, including attorneys' fees allowed by law subject to redemption within six (6) months from the date of sale said by the mortgagor(s), their personal representatives or assigns unless reduced to Five (5) weeks under MN Stat. §580.07.

NOTICE OF MORTGAGE FORECLOSURE SALE THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

NOTICE IS HEREBY GIVEN, that default has occurred in conditions of the following described mortgage:

DATE OF MORTGAGE: November 12, 2004 MORTGAGORS:Raymond L. Gillette and Melissa R. Gillette, Husband and Wife.

MORTGAGEE:ABN Amro Mortgage Group, Inc. N/K/A CitiMortgage, Inc. DATE AND PLACE OF RECORDING: Recorded May 12, 2010, Clay County Recorder, Document No. 683063.

ASSIGNMENTS OF MORTGAGE: Assigned to: U.S. Bank National Association.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc. TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 100021268003103211

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Valley Mortgage, Inc. RESIDENTIAL MORTGAGE SERVICE: U.S. Bank Home Mortgage

MORTGAGED PROPERTY ADDRESS: 905 15TH Street North, Moorhead, MN 56560 TAX PARCEL I.D.#: 582240060

LEGAL DESCRIPTION OF PROPERTY: Lot 11 and 12, in Block 2, of Ellason's First Addition to the City of Moorhead, situate in the County of Clay and the State of Minnesota.

COUNTY IN WHICH PROPERTY IS LOCATED: Clay ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$67,050.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$82,426.23

That prior to the commencement of this mortgage foreclosure proceeding Mortgagee/Assignee of Mortgagee complied with all notice requirements as required by statute; That no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof;

PURSUANT to the power of sale contained in said mortgage, the above described property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE: December 16, 2011 at 9:00 AM PLACE OF SALE: Sheriff's Office, Law Enforcement Center, 915 9th Avenue North, Moorhead, MN

to pay the debt then secured by said Mortgage, and taxes, if any, on said premises, and the costs and disbursements, including attorneys' fees allowed by law subject to redemption within six (6) months from the date of sale said by the mortgagor(s), their personal representatives or assigns unless reduced to Five (5) weeks under MN Stat. §580.07.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 580.23 is 11:59 p.m. on June 18, 2012, unless the redemption period is reduced to 5 weeks under MN Stat. Secs. 580.07 or 582.032.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE:None

THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERLY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: October 17, 2011. CitiMortgage, Inc. Mortgagee/Assignee of Mortgagee USSET, WEINGARDEN AND LIEBO, P.L.L.P.

Attorneys for Mortgagee/Assignee of Mortgagee 4500 Park Glen Road #300 Minneapolis, MN 55416 (952) 925-6888 10-6457

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. Lot Thirteen, less the North Ten feet thereof, and the North Twenty feet of Lot Fourteen, in Block One, of Thyself's First Addition to the City of Hawley, Clay County, Minnesota; and that part of fractional Block "A" of the Original Townsite of Hawley, Clay County, Minnesota, described as follows: Beginning at a point on the West line of said fractional Block "A" which is Ten feet South of the North-east corner of said Lot Thirteen, Block One, Thyself's First Addition; thence Sixty feet South along the said West line of said fractional Block "A" thence due East at right angles to the Easterly line of said fractional Block "A" thence Northerly or Northwesterly along the Easterly line of said fractional Block "A"; to a point which is on a line projecting at right angles from the West line of said fractional Block "A" and which extends from the point of beginning; thence West along said line to the point of beginning. (October 31, November 7, 14, 21, 28, December 5, 2011) 1342362

STATE OF MINNESOTA COUNTY OF CLAY DISTRICT COURT SEVENTH JUDICIAL DISTRICT Estate of George B. Arnold, Decedent. AMENDED NOTICE AND ORDER FOR HEARING ON PETITION FOR DE-SCENT OF PROPERTY Court File No. PR-11-3942

NOTICE OF MORTGAGE FORECLOSURE SALE THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

NOTICE IS HEREBY GIVEN, that default has occurred in conditions of the following described mortgage:

DATE OF MORTGAGE: March 11, 2005 MORTGAGORS: Allan M. Stout and Rebecca L. Stout, husband and wife. MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

DATE AND PLACE OF RECORDING: Recorded March 17, 2005, Clay County Recorder, Document No. 609707. ASSIGNMENTS OF MORTGAGE: Assigned to: CitiMortgage, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc. TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 100275468350211020

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Texas Capital Bank, N.A. RESIDENTIAL MORTGAGE SERVICE: CitiMortgage, Inc.

MORTGAGED PROPERTY ADDRESS: 2936 7TH Avenue North, Moorhead, MN 56560 TAX PARCEL I.D.#: 580250121

LEGAL DESCRIPTION OF PROPERTY: The West half (W1/2) of Lot Twelve (12), in Block One (1), of Arbor Park Addition to the City of Moorhead, situate in the County of Clay and the State of Minnesota

COUNTY IN WHICH PROPERTY IS LOCATED: Clay ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$100,800.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$95,814.17

That prior to the commencement of this mortgage foreclosure proceeding Mortgagee/Assignee of Mortgagee complied with all notice requirements as required by statute; That no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof;

PURSUANT to the power of sale contained in said mortgage, the above described property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE: December 16, 2011 at 9:00 AM PLACE OF SALE: Sheriff's Office, Law Enforcement Center, 915 9th Avenue North, Moorhead, MN

to pay the debt then secured by said Mortgage, and taxes, if any, on said premises, and the costs and disbursements, including attorneys' fees allowed by law subject to redemption within six (6) months from the date of sale said by the mortgagor(s), their personal representatives or assigns unless reduced to Five (5) weeks under MN Stat. §580.07.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 580.23 is 11:59 p.m. on July 2, 2012, unless the redemption period is reduced to 5 weeks under MN Stat. Secs. 580.07 or 582.032.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE:None

THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERLY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: October 27, 2011. CitiMortgage, Inc. Mortgagee/Assignee of Mortgagee USSET, WEINGARDEN AND LIEBO, P.L.L.P.

Attorneys for Mortgagee/Assignee of Mortgagee 4500 Park Glen Road #300 Minneapolis, MN 55416 (952) 925-6888 10-6577

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. Lot Thirteen, less the North Ten feet thereof, and the North Twenty feet of Lot Fourteen, in Block One, of Thyself's First Addition to the City of Hawley, Clay County, Minnesota; and that part of fractional Block "A" of the Original Townsite of Hawley, Clay County, Minnesota, described as follows: Beginning at a point on the West line of said fractional Block "A" which is Ten feet South of the North-east corner of said Lot Thirteen, Block One, Thyself's First Addition; thence Sixty feet South along the said West line of said fractional Block "A" thence due East at right angles to the Easterly line of said fractional Block "A" thence Northerly or Northwesterly along the Easterly line of said fractional Block "A"; to a point which is on a line projecting at right angles from the West line of said fractional Block "A" and which extends from the point of beginning; thence West along said line to the point of beginning. (November 7, 14, 21, 28, December 5, 12, 2011) 1347788

NOTICE OF MORTGAGE FORECLOSURE SALE THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

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DATE AND PLACE OF RECORDING: Recorded March 17, 2005, Clay County Recorder, Document No. 609707. ASSIGNMENTS OF MORTGAGE: Assigned to: CitiMortgage, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc. TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 100275468350211020

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Texas Capital Bank, N.A. RESIDENTIAL MORTGAGE SERVICE: CitiMortgage, Inc.

MORTGAGED PROPERTY ADDRESS: 2936 7TH Avenue North, Moorhead, MN 56560 TAX PARCEL I.D.#: 580250121

LEGAL DESCRIPTION OF PROPERTY: The West half (W1/2) of Lot Twelve (12), in Block One (1), of Arbor Park Addition to the City of Moorhead, situate in the County of Clay and the State of Minnesota

COUNTY IN WHICH PROPERTY IS LOCATED: Clay ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$100,800.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$95,814.17

That prior to the commencement of this mortgage foreclosure proceeding Mortgagee/Assignee of Mortgagee complied with all notice requirements as required by statute; That no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof;

PURSUANT to the power of sale contained in said mortgage, the above described property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE: December 16, 2011 at 9:00 AM PLACE OF SALE: Sheriff's Office, Law Enforcement Center, 915 9th Avenue North, Moorhead, MN

to pay the debt then secured by said Mortgage, and taxes, if any, on said premises, and the costs and disbursements, including attorneys' fees allowed by law subject to redemption within six (6) months from the date of sale said by the mortgagor(s), their personal representatives or assigns unless reduced to Five (5) weeks under MN Stat. §580.07.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 580.23 is 11:59 p.m. on July 2, 2012, unless the redemption period is reduced to 5 weeks under MN Stat. Secs. 580.07 or 582.032.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE:None

THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERLY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: October 27, 2011. CitiMortgage, Inc. Mortgagee/Assignee of Mortgagee USSET, WEINGARDEN AND LIEBO, P.L.L.P.

Attorneys for Mortgagee/Assignee of Mortgagee 4500 Park Glen Road #300 Minneapolis, MN 55416 (952) 925-6888 10-6577

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. Lot Thirteen, less the North Ten feet thereof, and the North Twenty feet of Lot Fourteen, in Block One, of Thyself's First Addition to the City of Hawley, Clay County, Minnesota; and that part of fractional Block "A" of the Original Townsite of Hawley, Clay County, Minnesota, described as follows: Beginning at a point on the West line of said fractional Block "A" which is Ten feet South of the North-east corner of said Lot Thirteen, Block One, Thyself's First Addition; thence Sixty feet South along the said West line of said fractional Block "A" thence due East at right angles to the Easterly line of said fractional Block "A" thence Northerly or Northwesterly along the Easterly line of said fractional Block "A"; to a point which is on a line projecting at right angles from the West line of said fractional Block "A" and which extends from the point of beginning; thence West along said line to the point of beginning. (November 7, 14, 21, 28, December 5, 12, 2011) 1347788

DILWORTH-GLYNDON