

**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.

Date: May 24, 2011

NOTICE IS HEREBY GIVEN THAT:

1. Default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE: **December 29, 2004**
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: **\$70,000.00**

MORTGAGOR(S): **Jeffrey J. Boelter, a/k/a Jeffrey Boelter, and a/k/a Jeffrey J. Boelter, a/k/a Jeffrey Boelter, a single person**

MORTGAGEE: **State Bank of McGregor, now known as Grand Timber Bank**

DATE AND PLACE OF FILING: **January 4, 2005, as Document No. 363495, as modified of record, with the Aitkin County Recorder (Minnesota).**

ASSIGNMENTS OF MORTGAGE: None

LEGAL DESCRIPTION OF PROPERTY:

Parcel I:

That part of the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ of the NW $\frac{1}{4}$) of Section 11, Township 49, Range 23, described as follows: The North 330 feet of the South 660 feet of the West 330 feet of the East 660 feet;

AND

The East 660 feet of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$, EXCEPT the South 660 feet thereof,

AND

The North One-Half of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$ lying North of the South 660 feet, EXCEPT the West 330 feet thereof, and EXCEPT the East 660 feet thereof.

Together with an easement for ingress and egress being 16 $\frac{1}{2}$ feet on each side of the following described line: Beginning at a point on the South line of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 11, Township 49, Range 23, 660 feet Easterly of the Southwest corner of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$; thence Northerly along a line parallel with the West line of the said SW $\frac{1}{4}$ of NW $\frac{1}{4}$, 370 feet and there ending.

Parcel II:

The Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ of the NE $\frac{1}{4}$) and the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ of the NE $\frac{1}{4}$) both in Section 10, Township 49, Range 23. Excepting therefrom that part thereof described as Parcel No. 8 as per Aitkin County Highway Right-Of-Way Plat No. 8 on S.A.P. 01-640-01 (C.S.A.H. No. 40).

Parcel III:

The West 330 feet of the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ of the NW $\frac{1}{4}$) of Section Eleven (11), Township Forty-nine (49), Range Twenty-three (23).

EXCEPT the South 660 feet of the West 330 feet of the Southwest Quarter of Northwest Quarter (SW $\frac{1}{4}$ of NW $\frac{1}{4}$) of Section Eleven (11), Township Forty-nine (49), Range Twenty-three (23).

Parcel IV:

The South One Half of the Southwest Quarter of the Northwest Quarter (S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$) of said Section Eleven (11), Township Forty-nine (49), Range Twenty-three (23) lying North of the South 660 feet, EXCEPT the West 330 feet thereof, AND EXCEPT the East 660 feet thereof.

Parcel V:

That part of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section Ten (10), Township Forty-nine (49), Range Twenty-three (23), lying and being North of Aitkin County Road Number 40 as said Road exists on September 16, 2002.

EXCEPT Parcel No. 9 as per Aitkin County Highway Right-of-Way Plat No. 8 on S.A.P. 01-640-01 (C.S.A.H. No. 40),

AND the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ of the NW $\frac{1}{4}$) of Section Eleven (11), Township Forty-nine (49), Range Twenty-three (23).

COUNTY IN WHICH PROPERTY IS LOCATED: **Aitkin County, Minnesota**

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: **\$81,229.76**

THAT no action or proceeding has been instituted at law to recover the debt secured by said mortgage, or any part thereof; that there has been compliance with all pre-foreclosure notice and acceleration requirements of said mortgage, and/or applicable statutes;

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

DATE AND TIME OF SALE: **Thursday, July 28, 2011 at 10:00 a.m.**

PLACE OF SALE: **Aitkin County Sheriff's Office, Aitkin, Minnesota 56431**

to pay the debt then secured by said mortgage and taxes, if any actually paid by the mortgagee, on the premises and the costs and disbursements allowed by law. The time allowed by law for redemption by said mortgagors, their personal representatives or assigns is twelve (12) months from the date of sale, unless reduced to five (5) weeks under Minnesota Statutes, Section 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 28, 2012.

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 PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

GRAND TIMBER BANK

By _____

Dehlia C. Seim

Attorney Registration #0339064

Fryberger, Buchanan, Smith & Frederick, P.A.

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Duluth, Minnesota 55802-1863

(218) 722-0861

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTICE OF MORTGAGE FORECLOSURE SALE FORECLOSURE DATA

(1) Street Address, city and zip code of mortgaged premises: 50456 Lily Avenue, McGregor, MN 55760; 50540 Lily Avenue, McGregor, MN 55760; and vacant land, McGregor, MN 55760

(2) Transaction agent; residential mortgage servicer; and lender or broker: Grand Timber Bank, f/k/a State Bank of McGregor

(3) Tax parcel identification number: 29-0-024304 (50456 Lily Avenue, McGregor, MN); 29-0-021000; 29-0-021001; 29-0-021300 (50540 Lily Avenue, McGregor, MN); 29-0-024306; 29-0-022603; and 29-0-024200

(4) Transaction Agent's mortgage ID number (MERS number): None

(5) Name or mortgage originator: State Bank of McGregor, now known as Grand Timber Bank May 31, June 7, 14, 21, 28, July 5, 201139.5