

**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: June 24, 2011

NOTICE IS HEREBY GIVEN THAT:

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

DATE OF MORTGAGE: August 25, 2005
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE:
\$45,000.00

**MORTGAGOR(S): Brian Scott Thompson, a
single person**

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

DATE AND PLACE OF FILING: August 31, 2005,
as Document No. 368584, in the office of the County
Recorder of Aitkin County, Minnesota, as modified
of record.

ASSIGNMENTS OF MORTGAGE: None

LEGAL DESCRIPTION OF PROPERTY:

Lot One (1), that part of Lot Fourteen (14) and that part of Trail (now vacated); all in Sheshebe Point Fifth Addition, and that part of Lot Forty-three (43) and that part of McGregor Road (now vacated), both in Sheshebe Point Fourth Addition, described as follows: Beginning at the iron monument at the northeast corner of said Lot 43; thence West, assumed bearing, 209.95 feet along the North line of said Lot 43 to an iron monument; thence South 4 degrees 32 minutes 07 seconds West 149.73 feet to an iron monument; thence South 29 degrees 22 minutes 55 seconds West 190.11 feet to the South line of said Lot 14 to an iron monument; thence East 360.41 feet along the South line of said Lot 14 and its projection easterly and along the South line of said Lot 1 and its projection easterly to the center line of said McGregor Road (now vacated); thence North 2 degrees 14 minutes 39 seconds West 167.78 feet along said center line to an iron monument; thence West 33.02 feet to the southeast corner of said Lot 43; thence North 2 degrees 14 minutes 39 seconds West 149.38 feet along the East line of said Lot 43 to the point of beginning.

COUNTY IN WHICH PROPERTY IS LOCATED:
Aitkin County, Minnesota

**THE AMOUNT CLAIMED TO BE DUE ON THE
MORTGAGE ON THE DATE OF THE NOTICE:**
\$26,468.05

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, August 25,
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 mortgagor, his personal representatives or assigns is six (6) 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 February 25, 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 JUDI-
CIAL ORDER IS ENTERED UNDER MINNESOTA
STATUTES, SECTION 582.032, DETERMINING,
AMONG OTHER THINGS, THAT THE MORT-
GAGED PREMISES ARE IMPROVED WITH A
RESIDENTIAL DWELLING OF LESS THAN FIVE
UNITS, ARE NOT PROPERTY USED IN AGRICUL-
TURAL PRODUCTION, AND ARE ABANDONED.**

GRAND TIMBER BANK

By _____
Dehlia C. Seim
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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 mort-
gaged premises:** xxx 469th Street, McGregor, MN
55760

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

(3) Tax parcel identification number: 29-1-
321604; 29-1-321700; 29-1-323004

**(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
July 5, 12, 19, 26, August 2, 9, 201129.12