

**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: August 12, 2011

NOTICE IS HEREBY GIVEN THAT:

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

**DATE OF MORTGAGE: May 2, 2008**

**ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$114,750.00**

**MORTGAGOR(S): Todd M. Sprague, Husband, and Lorri L. Sprague, Wife**

**MORTGAGEE: Grand Timber Bank**

**DATE AND PLACE OF FILING: May 8, 2008 as Document No. 387756, as modified of record, with the Aitkin County Recorder (Minnesota).**

**ASSIGNMENTS OF MORTGAGE: None**

**LEGAL DESCRIPTION OF PROPERTY:**

The Southeast Quarter of Southwest Quarter (SE $\frac{1}{4}$  of SW $\frac{1}{4}$ ) and Southwest Quarter of Southeast Quarter (SW $\frac{1}{4}$  of SE $\frac{1}{4}$ ) of Section One (1), and West Half of Northeast Quarter (W $\frac{1}{2}$  of NE $\frac{1}{4}$ ) and Northeast Quarter of Northwest Quarter (NE $\frac{1}{4}$  of NW $\frac{1}{4}$ ) of Section Twelve (12), all in Township Forty-six (46), Range Twenty-three (23).

**Aitkin County, Minnesota**

**COUNTY IN WHICH PROPERTY IS LOCATED:**

**Aitkin County, Minnesota**

**THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$138,817.25**

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, October 6, 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 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 October 6, 2012.

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

**THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGORS, THE MORTGAGORS' 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

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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 mortgaged premises:** 16279 330<sup>th</sup> Street, McGregor, MN 55760

**(2) Transaction agent; residential mortgage servicer; and lender or broker:** Grand Timber Bank

**(3) Tax parcel identification number:** 26-0-001500; 26-0-018700; 26-0-018701

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

**(5) Name or mortgage originator:** Grand Timber Bank

Aug. 23, 30, Sept. 6, 13, 20, 27, 2011 ..... 24.79