

**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: October 20, 2011

NOTICE IS HEREBY GIVEN THAT:

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

DATE OF MORTGAGE: **July 2, 2003**  
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: **\$168,750.00**

MORTGAGOR(S): **Raymond L. Anderson, Husband and Lynn M. Anderson, Wife**  
MORTGAGEE: **Grand Timber Bank, f/k/a State Bank of McGregor**

DATE AND PLACE OF FILING: **July 14, 2003, as Document No. 349915, as modified of record, with the Aitkin County Recorder (Minnesota).**

ASSIGNMENTS OF MORTGAGE: None  
LEGAL DESCRIPTION OF PROPERTY:

That part of Government Lot Eleven (11), Section Eighteen (18), Township Forty-nine (49), Range Twenty-three (23), described as follows:

Commencing at the Southeast corner of Section 18; thence on an assumed bearing of East along the South line of Section 17, said Township 49, Range 23, a distance of 126.0 feet; thence North 35 degrees 45 minutes West a distance of 80.41 feet; thence North 16 degrees 45 minutes East a distance of 126.18 feet; thence North 01 degrees 01 minutes East a distance of 82.85 feet thence North 15 degrees 20 minutes West a distance of 22.03 feet to a point hereby designated and here after referred to as "Point A"; thence South 15 degrees 20 minutes East a distance of 22.03 feet; thence North 63 degrees 50 minutes West, along a line hereby designated and here after referred to as "Line A", a distance of 131.16 feet; thence South 73 degrees 45 minutes West, along a line hereby designated and here after referred to as "Line B", a distance of 50.00 feet to the actual point of beginning of the following tract of land to be described; thence continuing South 73 degrees 45 minutes West, along said "Line B", a distance of 133.9 feet, more or less to the shore line of Sandy River (Big Sandy Lake); thence Northwesterly and Easterly along said shore line to its intersection with a line bearing North 20 degrees 15 minutes West from the actual point of beginning; thence South 20 degrees 15 minutes East, a distance of 200 feet, more or less, to the actual point of beginning.

Together with an easement for driveway purposes over a strip of land 16.5 feet in width and more particularly described as follows:

Commencing at the afore designated "Point A"; thence South 15 degrees 20 minutes East a distance of 22.03 feet; thence South 01 degrees 01 minutes West a distance of 82.85 feet; thence South 16 degrees 45 minutes West a distance of 126.18 feet; thence North 62 degrees 52 minutes East a distance of 22.96 feet; thence North 16 degrees 45 minutes East a distance of 112.58 feet; thence North 01 degrees 01 minutes East a distance of 95.63 feet; thence North 63 degrees 50 minutes West a distance of 25.04 feet to said "Point A".

**AND** together with an easement for driveway purposes over a strip of land 16.5 feet in width lying between a line being 16.5 feet northerly of as measured at right angles from afore said "Line A" and lying between a line being 16.5 feet northerly of as measured at right angles from afore said "Line B".

Abstract Property  
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: **\$252,140.02**

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, December 15, 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 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 June 15, 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**

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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:** 20995 487<sup>th</sup> Lane, 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:** 29-0-035603

**(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  
Oct. 25, Nov. 1, 8, 15, 22, 29, 2011 ..... 35.0