

**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 fol-
lowing described mortgage:

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

MORTGAGOR(S): **Raymond L. Anderson, Hus-
band 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 a 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 dis-
tance 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 pur-
poses over a strip of land 16.5 feet in width lying
between a line being 16.5 feet northerly of as mea-
sured 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 sec-
tion 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 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. J. Seim
Attorney Registration #0339064
Fryberger, Buchanan, Smith & Frederick, P.A.
302 West Superior Street, Suite 700
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 mort-
gaged premises:** 20995 487th Lane, 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: 29-0-
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