

STATE OF MINNESOTA
ST. CROIX COUNTY
CIRCUIT COURT

SMALL CLAIMS PUBLICATION SUMMONS AND NOTICE
CASE NO. 13 SC 1011

Plaintiff(s):

Heywood, Cari & Anderson, S.C.
816 Dominion Drive
Hudson, WI 54016

Defendant(s):

ERIC JOHN SKOG
718 4th Street NW
Forest Lake, MN

Publication Summons and Notice of Filing

TO THE PERSON(S) NAMED ABOVE AS DEFENDANT(S):

You are being sued by the person(s) named above as Plaintiff(s). A copy of the claim has been sent to you at your address as stated in the caption above.

The lawsuit will be heard in the following Small Claims court:

ST.CROIX COUNTY COURTHOUSE

1101 Carmichael Road

Hudson, WI 54016

ON OCTOBER 29, 2013 AT 1:30 PM

Telephone Number of Clerk of Court: 715-386-4630

If you do not attend the hearing, the court may enter a judgment against you in favor of the person(s) suing you. A copy of the claim has been sent to you at your address as stated in the caption above. A judgment may be enforced as provided by law. A judgment awarding money may become a lien against any real estate you own now or in the future, and may also be enforced by garnishment or seizure of property.

You may have the option to Answer without appearing in court on the court date by filing a written Answer with the clerk of court before the court date. You must send a copy of your Answer to the Plaintiff(s) named above at their address. You may contact the clerk of court at the telephone number above to determine if there are other methods to answer a Small Claims complaint in that county.

Law Firm and Address:

Heywood, Cari & Anderson

816 Dominion Drive

Hudson, WI 54016

Plaintiff's/Attorney's Telephone Number:

715-386-5551

Dated 8/26/13

Published one time in The Lowdown-Forest Lake Area on September 13, 2013.

**NOTICE OF ASSESSMENT LIEN
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 15, 2013

YOU ARE NOTIFIED THAT:

Default has occurred in the terms and conditions of the "Common Interest Community Number 256, A Condominium Heritage Ponds Declaration" of Heritage Ponds Association, a Minnesota non-profit corporation, dated January 6, 2005, and recorded in the Office of the Washington County Recorder on April 21, 2005, as Document No. 3510444. An Assessment Lien Statement evidencing the lien created by such default, dated February 20, 2013 and with Matthew Parrucci and Jessica McLaren as Lienees, was filed with such office on or about April 4, 2013, as Document No. 3939244.

Date of Declaration: January 6, 2005

Lienees: Matthew Parrucci and Jessica McLaren

Lienor: Heritage Ponds Association

Date Recorded: April 21, 2005

Document No.: 3510444

Where Recorded: County Recorder of Washington County, MN

The original amount of the Assessment Lien was: \$1,254.00

No action or proceeding at law is now pending to recover the debt secured by the Assessment Lien, or any part thereof, and no Lienee has been released from liability on the Assessment Lien.

The holder of the Assessment Lien has complied with all conditions precedent to the foreclosure of the Assessment Lien, and all notice and other requirements of applicable statutes.

At the date of this notice, the amount due on the Assessment Lien, and taxes, if any, paid by the holder of the Assessment Lien is: \$3,850.00.

Pursuant to the power of sale in the Declaration and Minn. Stat. Ch. 515B, the Assessment Lien will be foreclosed, and the land described as follows:

Legal Description: Unit No. 2307, Heritage Ponds, CIC No. 256, Fifteenth Supplemental
Property Address: 15556 Empress Avenue North, Unit 5, Hugo, MN 55038
Parcel No(s): 18-031-21-23-0141

will be sold by the Sheriff of Washington County, Minnesota, at public auction on October 30, 2013, at 10:00 a.m. at the Sheriff's Office, located at Law Enforcement Center, 15015 62nd Street North, Stillwater, Minnesota 55082, to pay the debt then secured by the Assessment Lien and taxes on said land, if any, paid by the holder of the Assessment Lien, and the costs and disbursements, including attorneys' fees, allowed by law.

The time allowed by law for redemption by Lienees or Lienees' personal representatives or assigns is six (6) months after the date of sale. Each holder of a junior lien may redeem in the order and manner provided in Minnesota Statutes Chapters 580 and 582, beginning after the expiration of Lienees' redemption period.

THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE LIENEES, THE LIENEES' 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 PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

If the Assessment Lien is not reinstated under Section 580.30 or the property redeemed under Section 580.23, and the subject real estate is an owner-occupied single family dwelling, the Lienees must vacate the property subject to the Assessment Lien by 11:59 p.m. on April 22, 2014.

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Attorneys for Heritage Ponds Association, Lienor

Marc L. Kruger (Atty. No. 58609)

6681 Country Club Drive, Golden Valley, MN 55427

(763) 267-6700

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THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

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