

# **NOTICE OF ASSESSMENT LIEN FORECLOSURE SALE**

NOTICE IS HEREBY GIVEN THAT default has occurred in the terms and conditions of the Common Interest Community No. 1264 Condominium The Bridges at Arbor Lakes I Declaration which was recorded with the Hennepin County Registrar of Titles on July 28, 2004 as document number 3995704, (the "Declarations") and Minnesota Statutes Chapter 515B (Chapter 515B). Said default creates a lien in favor of The Bridges at Arbor Lakes I Association (the "Association"), and against the property described herein, which lien has been assigned to IDH Properties LLC ("Lien Holder").

**LEGAL DESCRIPTION OF PROPERTY:** Unit No. 181, CIC No. 1264, The Bridges at Arbor Lakes I, a condominium located in the County of Hennepin.

**ADDRESS OF THE PROPERTY:** 12358 Lakeview Drive North, Maple Grove, MN 55369

**TAX PARCEL IDENTIFICATION NUMBER OF PROPERTY:**

23-119-22-32-0045

**LIENEE:** Christine Campbell, who is the owner of said property.

**ORIGINAL LIENOR:** The Bridges at Arbor Lakes I Association

**CURRENT LIENHOLDER:** IDH Properties LLC, a Wyoming limited liability company

**AMOUNT DUE AND CLAIMED TO BE DUE TO THE ASSOCIATION ON THE LIEN DESCRIBED HEREIN, ON THE DATE OF THIS NOTICE:** \$5,053.43.

Said amount includes the amounts due established pursuant to the Assessment Lien Statement in favor of the Association is dated February 28, 2019, and was recorded with the Hennepin County Registrar of Titles on March 5, 2019, as document number T05598242, which amount is referred to hereinafter as the Debt. Pursuant to Chapter 515B and the Declarations, the Debt creates a lien in favor of the Lien Holder against said property.

Pursuant to the Declarations, and/or Chapter 515B, the Lienee is financially obligated to pay the Debt to the Lien Holder, as well as all unpaid costs of collection and foreclosure and unpaid attorneys fees incurred by the Lien Holder in collection of the Debt and in foreclosure of the Lien Holder's lien against said property, and all other unpaid amounts, which the Lien Holder assesses to and levies against said property and which are due and payable by the Lienee to the Lien Holder from and after the date of this Notice, which additional unpaid amounts are also part of said lien and are subject to this foreclosure.

**DATE AND PLACE OF RECORDING OF LIEN:** The Assessment Lien Statement in favor of the Association is dated February 28, 2019, and was recorded with the Hennepin County Registrar of Titles on March 5, 2019, as document number T05598242; the lien was assigned to IDH Properties LLC by Assignment of Assessment Lien dated February 28, 2019 and recorded with the Hennepin County Registrar of Titles on March 6, 2019 as document number T05598670.

All pre foreclosure requirements have been complied with. There are no actions or proceedings instituted at law by the Lien Holder to recover the Debt or any part thereof. The Lienee has not been released from the Lienees personal obligation to pay the Debt.

Pursuant to the power of sale granted by the Lienee in taking title to said property, as provided in Chapter 515B and the Declarations, said lien will be foreclosed by the sale of said property by the Sheriff of Hennepin County, Minnesota, at the office of the Hennepin County Sheriff's Office, Civil Unit, 350 South Fifth Street, Room 30, Minneapolis, MN 55415, on May 7, 2019, at 11:00 a.m., at public auction to the highest bidder, for cash, to pay the amount then due for all unpaid annual assessment installments, unpaid late fees, an unpaid maintenance-related assessment, unpaid costs of collection and foreclosure, unpaid attorneys fees, and all other unpaid amounts, assessed to and levied against said property by the Association through the date of said sale.

**TIME ALLOWED BY LAW TO REDEEM:** The Lienee, the Lienees personal representatives or assigns, has the right to redeem said property within six months after said sale.

The Lienee must vacate said property on or before 11:59 p.m. on November 7, 2019 (or the next business day if November 7, 2019, falls on a legal holiday), if said lien is not reinstated under Minnesota Statutes Section 580.30, or if said property is not redeemed under Minnesota Statutes Section 580.23, or if said redemption period is not reduced under Minnesota law.

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

Dated: March 13, 2019  
Michael E. Kreun (#0311650)  
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THIS COMMUNICATION IS FROM A DEBT COLLECTOR. THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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