

NOTICE OF CANCELLATION OF CONTRACT FOR DEED

YOU ARE NOTIFIED:

Default has occurred in the Contract for Deed ("Contract") dated 7/21/2015 and recorded on 7/24/2015, as Document Number 10219151 in the Office of the County Recorder of Hennepin County, Minnesota, in which Betsy Investment Properties, LLC, as Seller, sold to Abdirahman Mohamed and Manal Abdulrahman, as Purchaser, the real property in Hennepin County, Minnesota, described as follows:

Lot 4, Block 1, Candlewood Plat 9, Hennepin County, Minnesota.

Check here if all or part of the described real property is Registered (Torrens)

The default is as follows: Purchaser has created or permitted to accrue liens of other adverse claims against the Property which constitute a lien or claim against Seller's interest in the Property. Additionally, Purchaser has failed to maintain the Property in good condition and repair. In general, Purchaser is in violation of Section 12 (Waste, Repair and Liens) and Section 13 (Compliance with Laws).

The conditions contained in Minn. Stat. 559.209 have been complied with or are not applicable.

THIS NOTICE IS TO INFORM YOU THAT BY THIS NOTICE THE SELLER HAS BEGUN PROCEEDINGS UNDER MINNESOTA STATUTES, SECTION 559.21. TO TERMINATE YOUR CONTRACT FOR THE PURCHASE OF YOUR PROPERTY FOR THE REASONS SPECIFIED IN THIS NOTICE.

THE CONTRACT WILL

TERMINATE 90 DAYS

AFTER THE FIRST DATE OF

PUBLICATION OF THIS NOTICE

UNLESS BEFORE THEN:

(a.) THE PERSON AUTHORIZED IN THIS NOTICE TO RECEIVE PAYMENTS RECEIVES FROM YOU:

(1.) THE AMOUNT THIS NOTICE SAYS YOU OWE: PLUS

12.) THE COSTS OF SERVICE (TO BE SENT TO YOU): PLUS

(3.) \$210.00 TO APPLY TO ATTORNEYS' FEES ACTUALLY EXPENDED OR INCURRED: PLUS

(4.) FOR CONTRACTS EXECUTED ON OR AFTER MAY 1, 1980.

ANY ADDITIONAL PAYMENTS BECOMING DUE UNDER THE CONTRACT TO THE SELLER AFTER THIS NOTICE WAS SERVED ON YOU: PLUS

(5.) FOR CONTRACTS. OTHER THAN EARNEST MONEY CONTRACTS. PURCHASE AGREEMENTS. AND EXERCISED OPTIONS. EXECUTED ON OR AFTER AUGUST 1, 1985, \$0.00 (WHICH IS TWO PERCENT OF THE AMOUNT IN DEFAULT AT THE TIME OF SERVICE OTHER THAN THE FINAL BALLOON PAYMENT, ANY TAXES, ASSESSMENTS, MORTGAGES, OR PRIOR CONTRACTS THAT ARE ASSUMED BY YOU); OR

(b.) YOU SECURE FROM A COUNTY OR DISTRICT COURT AN ORDER THAT THE TERMINATION OF THE CONTRACT BE SUSPENDED UNTIL YOUR CLAIMS OR DEFENSES ARE FINALLY DISPOSED OF BY TRIAL. HEARING OR SETTLEMENT. YOUR ACTION MUST SPECIFICALLY STATE THOSE FACTS AND GROUNDS THAT DEMONSTRATE YOUR CLAIMS OR DEFENSES.

IF YOU DO NOT DO ONE OR THE OTHER OF THE ABOVE THINGS WITHIN THE TIME PERIOD SPECIFIED IN THIS NOTICE. YOUR CONTRACT WILL TERMINATE AT THE END OF THE PERIOD AND YOU WILL LOSE ALL THE MONEY YOU HAVE PAID ON THE CONTRACT; YOU WILL LOSE YOUR RIGHT TO POSSESSION OF THE PROPERTY; YOU MAY LOSE YOUR RIGHT TO ASSERT ANY CLAIMS OR DEFENSES THAT YOU MIGHT HAVE; AND YOU WILL BE EVICTED. IF YOU HAVE ANY QUESTIONS ABOUT THIS NOTICE. CONTACT AN ATTORNEY IMMEDIATELY.

The name, mailing address, street address or location and telephone number of the Seller or of an attorney authorized by the, seller to accept payments pursuant to this notice is:

Name: Karl Tsuchiya

Attorney for Seller

Mailing Address:

Bardy Law Office, PA

15600 Wayzata Blvd., Suite 308

Wayzata, MN 55391

Street Address or Location where the Seller or the Attorney will accept payment pursuant to this notice:

Bardy Law Office, P.A.

15600 Wayzata Blvd., Suite 308

Wayzata, MN 55391

Telephone: 952-476-5995

This person is authorized to receive the payments from you under this notice.

By: /s/ Karl Tsuchiya

Published in the

Sun Post

January 10, 2019

894641