

NOTICE OF ASSESSMENT LIEN FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has been made in the terms and conditions of the Declaration of Kittredge Crossings Townhomes Association, Inc. (henceforth the "Declaration") recorded in the office of the Recorder for Wright County, Minnesota on December 17, 2004, as Document No. A939635, which covers the following property:

Lot 21, Block 3, Kittredge Crossings Sixth Addition, CIC No. 98, Wright County, Minnesota

WHEREAS, pursuant to said Declaration, there is claimed to be due and owing as of February 22, 2018, from Rachel Kryzer a/k/a Rachel Roden, title holder, to Kittredge Crossings Townhomes Association, Inc., a Minnesota non-profit corporation, the principal amount of Two Thousand, Eight Hundred Thirty-nine and 28/100ths Dollars (\$2,839.28) for assessments, late fees and related charges, plus assessments, collection costs, attorneys' fees and other amounts will be incurred since said date, including costs of collection and foreclosure;

WHEREAS, no action is now pending at law or otherwise to recover said debt or any part thereof;

WHEREAS, the owner has not been released from the financial obligation to pay said amount;

WHEREAS, pursuant to the Declaration and Minn. Stat. §515B.3-116(h), said debt created a lien upon said premises in favor of Kittredge Crossings Townhomes Association, Inc. as evidenced by the lien statement recorded on April 27, 2017, in the office of the Wright County Recorder as Document No. A1342051;

WHEREAS, pursuant to the power of sale granted by the owner(s) in taking title to the premises subject to said Declaration, said lien will be foreclosed by the sale of said property by the sheriff of said county at the Wright County Sheriff's Department, 3800 Brad-dock Avenue NE, Buffalo, Minnesota, on April 18, 2018, at 10:00 o'clock a.m., at public auction to the highest bidder, for cash, to pay the amount then due for said assessments, together with the costs of foreclosure, including attorneys' fees as allowed by law. The time allowed by law for redemption by the unit owners, their personal representatives or assigns is six (6) months from the date of said sale.

The following information is provided pursuant to Minnesota Statutes Sections 580.025 and 580.04:

(1) Street Address of Property: 7262 Kahler Circle NE, Otsego, MN 55301

(2) Name of Transaction Agent, Residential Mortgage Servicer, Lender &/or Broker: N/A

(3) Tax Parcel Identification Number of the Property: 118-204-003210

(4) Transaction Agent's Mortgage Identification Number, if known: N/A

(5) Name of Mortgage Originator, if stated on mortgage: N/A

(6) Date on which Occupant must vacate Property, if mortgage is not reinstated under Section 580.30 or property redeemed under 580.23: 11:59 p.m. on October 18, 2018. If the foregoing date is a Saturday, Sunday or legal holiday, then the date to vacate is the next business day at 11:59 p.m.

REDEMPTION NOTICE

THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S 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 FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: February 22, 2018

TOOHEY LAW FIRM, P.A.

Jennifer C. Toohey, I.D. #0343742

Attorneys for Lienor

11660 Theatre Drive, Suite 280

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(763) 401-4120

Lienor: Kittredge Crossings Townhomes Association, Inc.

Jennifer C. Toohey

Its: Attorney in Fact

THIS INSTRUMENT WAS DRAFTED BY:

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