

# **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: May 22, 2018

YOU ARE NOTIFIED that default has occurred per the terms and conditions of the following:

1. Declaration / Lien in Default: Declaration of Courtyard Villas of Bass Creek, a Minnesota non-profit corporation (hereinafter the Declaration), as evidenced by the Notice of Association Lien Recorded on March 22, 2016, as Document Number A10297036, in the Office of the County Recorder of Hennepin County, Minnesota, as amended from time to time with the most recent Amended Notice of Assessment Lien Recorded on May 4, 2018, as Document Number A10550144, in the Office of the County Recorder of Hennepin County, Minnesota.

2. Assigned to Minneapolis Property, LLC, a Minnesota limited liability company, by written assignment recorded on July 14, 2017, as Document Number A10458413, as amended from time to time with the most recent Second Amended Assignment of Assessment Lien recorded on May 4, 2018, as Document Number A10550145, in the recording office stated in paragraph 1, against real estate that is believed to be owned by Michael Timmerman and Susan Timmerman, husband and wife, covering the following described property:

INFORMATION REGARDING ENCUMBERED PREMISE

3. Legal Description:

Lot 2, Block 1, The Courtyard Villas of Basscreek 3rd Addition, C.I.C. No. 811, Hennepin County, Minnesota, according to the recorded plat thereof now on file and of record in the office of the County Recorder in and for said County.

4. Property Address:

6338 Cavell Court, Brooklyn Park, MN 55428.

5. Tax Parcel ID:

31-119-21-31-0081.

INFORMATION REGARDING FORECLOSURE

6. The amount due from the title holder pursuant to said Declaration as of the date of this notice for missed payments, assessments, late fees and collection costs, along with additional assessments and amounts that may have accrued since the date of this notice, including the costs of collection and foreclosure is \$11,377.00.

7. THAT prior to the commencement of this foreclosure proceeding, Lienor complied with all notice requirements as required by statute; that no action or proceeding has been instituted at law or otherwise to recover the debt secured by said lien, or any part thereof; AND that the owner has not been released from his financial obligation to pay said amount;

8. THAT pursuant to Minn. Stat. 515B.3-116 and the Declaration, said debt creates a lien upon said premises in favor of Minneapolis Property, LLC, as evidenced by the instruments identified in Paragraphs 1 and 2 hereinabove, against real estate believed to be owned by Michael Timmerman and Susan Timmerman, husband and wife;

9. Pursuant to the power of sale granted by the owners 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 Hennepin County Sheriff's Department located at 350 South Fifth Street, Room 30, Minneapolis, Minnesota, on July 11, 2018, at 10:00 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.

10. 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.

11. DATE TO VACATE PROPERTY: The date on or before which the owner must vacate the property if the account is not brought current or the property redeemed under Minn. Stat. 580.23 is January 11, 2019. 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 OWNER, THE OWNERS PERSONAL REPRESENTATIVE 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.

Name and address of Attorney for Mortgagee or Mortgage Assignee:

GDO Law  
Christopher L. Olson (#0395191)  
4770 White Bear Parkway, Suite 100  
White Bear Lake, MN 55110

Attorneys for Assessment Lien Assignee  
Name of Mortgagee or Mortgage Assignee:  
MINNEAPOLIS PROPERTIES LLC  
5100 EDINA INDUSTRIAL BLVD  
EDINA, MN 55439

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Published in the

Brooklyn Park Sun Post

May 31, June 7, 14, 21, 28,  
July 5, 2018

819452