

NOTICE OF ASSESSMENT LIEN FORECLOSURE SALE

Date: May 30, 2018

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.

YOU ARE NOTIFIED THAT

1. Default has occurred in the terms conditions of the Declaration of MANOR HOMES OF OLD ST. ANTHONY ASSOCIATION, recorded in the office of the Hennepin County Recorder on March 15, 1999 as Document No. 7076680. An assessment lien statement evidencing the lien created by such default, dated January 8, 2018 and with Beverly J. Vieno as Lienee, was filed with such office on or about January 16, 2018, as Document No. A10522353. Assigned to: ALMA Holdings, LLC by assignment dated April 6, 2018, filed April 16, 2018 with such office as Document No. A10546391.

2. The original amount of the Assessment Lien was: \$9,810.62

3. 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.

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

5. 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: \$39,184.29

6. 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:

Lot 5, Block 1, Manor Homes of Old St. Anthony Fourth Addition, Hennepin County, Minnesota

will be sold by the Sheriff of Hennepin County, Minnesota, at public auction on August 22, 2018 at 10:00 a.m., at the Sheriff's office, located at 350 S. Fifth St., Room 30, Minneapolis, MN 55415, to pay the debt then secured by said Assessment Lien and taxes, if any, on said premises, and the costs and disbursements, including attorneys' fees allowed by law.

7. The time allowed by law for redemption by Lienee or Lienee's 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 the Lienee's redemption period.

8. Unless otherwise provided by law, the lienor(s) must vacate the property by 11:59PM on February 22, 2019. THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE LIENOR, THE LIENOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINN. STAT. 582.032 DETERMINING, AMONG OTHER THINGS, THAT THE SUBJECT PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Property Address: 625 3rd Ave SE, Minneapolis, MN 55414

Parcel No(s):

23-029-24-11-0232

Lien ID No. ALM.177

Servicer: ALMA Holdings, LLC

Petersen, PLC

Attorney for ALMA Holdings, LLC,

Assignee

Mark A. V. Petersen

(Atty. No. 278580)

200 Chestnut St E, #203

Stillwater, MN 55082

651-351-0500

ALM.177

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

Published in the

Crow River News

June 7, 14, 21, 28, July 5, 12, 2018

823250