

# **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

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

NOTICE IS HEREBY GIVEN that default has been made in the terms and conditions of the Declaration of Oakdale Ponds Townhomes Association, Inc., (hereinafter the "Declaration") recorded in the office of the County Recorder of Washington County, Minnesota on June 10, 1985, as Document No. 486071, which covers the following property:

Legal Description: Lot 14, Block 1, Oakdale Ponds Addition

Property Address:  
6594 Upper 23rd Street North,  
Oakdale, Minnesota 55128

PID: 19-029-21-42-0066

THAT pursuant to said Declaration, there is claimed to be due and owing as of February 20, 2018, from Emily M. Mize, title holder, to Oakdale Ponds Townhomes Association, Inc., a Minnesota non-profit corporation, the amount of \$9,735.00, for assessments, late fees and collection costs, plus additional assessments and other amounts that may have accrued since the date of this notice, including the costs of collection and foreclosure;

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;

THAT the owner has not been released from her financial obligation to pay said amount;

THAT pursuant to the Declaration, said debt creates a lien upon said premises in favor of Oakdale Ponds Townhomes Association, Inc., as evidenced by a lien statement dated February 29, 2016, and recorded on March 23, 2016, in the office of the Washington County Recorder as Document No. 4061265, as amended by Document No. 4114393;

THAT 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 Washington County Sheriff's Department, 15015 62nd Street North, City of Stillwater, County of Washington, State of Minnesota, on April 26, 2018, at 10 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 attorney's 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.

**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 October 26, 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 OWNER, THE OWNER'S 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.

Dated: February 20, 2018

OAKDALE PONDS TOWNHOMES ASSOCIATION, INC., Lienor  
By /s/ Thomas P. Carlson

Thomas P. Carlson (024871X)  
Carlson & Associates, Ltd.

1052 Centerville Circle  
Vadnais Heights, MN 55127

(651) 287-8640

ATTORNEY FOR OAKDALE PONDS TOWNHOMES ASSOCIATION, INC.

Dated: April 9, 2018

Oakdale Ponds Townhomes Association, Inc., Lienor  
By /s/ Thomas P. Carlson

Thomas P. Carlson (024871X)  
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Attorney for Oakdale Ponds Townhomes Association, Inc.

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April 5, 12, 19, 2018

**NOTICE OF  
POSTPONEMENT OF  
ASSESSMENT LIEN  
FORECLOSURE SALE**

Pursuant to the provisions of Minnesota Statutes Section 580.07, the foregoing foreclosure sale is postponed at the request of the Lienor Oakdale Ponds Townhomes Association, Inc., until May 24, 2018, at 10:00 a.m., at the Washington County Sheriff's Department, 15015 62nd Street North, City of Stillwater, County of Washington, State of Minnesota.

**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 November 24, 2018, at 11:59 p.m. 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.

Dated: April 9, 2018

Oakdale Ponds Townhomes Association, Inc., Lienor  
By /s/ Thomas P. Carlson

Thomas P. Carlson (024871X)  
Carlson & Associates, Ltd.

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Attorney for Oakdale Ponds Townhomes Association, Inc.

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