

NOTICE OF ASSESSMENT LIEN FORECLOSURE SALE

Date: July 19, 2018

YOU ARE NOTIFIED THAT:

1. Default has occurred in the terms and conditions of the Second Amended and Restated Declaration ("Declaration") for Heather Hills Homeowners Association ("Association"), recorded as Document No. 2242139 on August 26, 2004 in the Office of the County Recorder for Dakota County, Minnesota, as amended and supplemented, and also, pursuant to Minn. Stat. §515B.3-116, covering the following property:

LEGAL DESCRIPTION: Lot 2, Block 5, Heather Hills 1st Addition, CIC #467, Dakota County, Minnesota

STREET ADDRESS:

13525 Heather Hills Drive,

Burnsville, MN 55337

TAX PARCEL ID:

02-32250-05-020

2. Pursuant to said Declaration, there is claimed to be due and owing as of July 19, 2018 from Forever And A Day, LLC, title holder, to the Association, a Minnesota non-profit corporation, the amount of \$5,065.00 for unpaid association assessments, late fees, attorneys' fees and costs, plus any other such amounts that will accrue after July 19, 2018 including additional assessments, late fees and reasonable attorneys' fees and costs of collection and foreclosure which will be added to the amount claimed due and owing at the time of the sale herein.

3. No action is now pending at law or otherwise to recover said debt or any part thereof.

4. That all preforeclosure requirements have been met.

5. The owner has not been released from the owner's financial obligation to pay said amount.

6. The Declaration, referenced above, and Minn. Stat. §515B.3-116 provide for a continuing lien against the property. A Notice of Lien in favor of the Association dated February 20, 2018 for amounts due through February 20, 2018 was filed in the office of the Dakota County Recorder on February 26, 2018 as Document No. 3238897.

7. Pursuant to the power of sale contained in the same Declaration and granted by the owner in taking title to the premises subject to said Declaration and pursuant to Minn. Stat. §§515B.3-115 and 515B.3-116, said Lien will be foreclosed by the sale of said property by the Sheriff of Dakota County, Dakota County Sheriffs Office, Dakota County Law Enforcement Center, 1580 Highway 55, Lobby S-100, Hastings, MN 55033, on the 10 day January 2019, at 10:00 a.m. at public auction to the highest bidder, to pay the amount then due for said assessments, together with the costs of foreclosure, including attorneys' fees as allowed by law.

8. The time allowed by law for redemption by the unit owner, the unit owner's personal representatives or assigns is six (6) months from the date of sale.

9. The date and time to vacate the property is 11:59 p.m. on July 10, 2019 if the account is not reinstated or the owner does not redeem from the foreclosure sale.

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 IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

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

Attorneys for Heather Hills Homeowners Association
Chestnut Cambronne PA

By:
/s/ Gretchen S. Schellhas, Esq.
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