

NOTICE OF ASSESSMENT LIEN FORECLOSURE SALE

Date: June 1, 2018

1. A default has occurred in the conditions of the Common Interest Community Number 140 a Condominium Stillwater Crossings Condominium Declaration dated June 3, 2000, and recorded on June 8, 2000, as Document No. 3107322 in the office of the County Recorder in and for Washington County, Minnesota ("Declaration"), by Kevin Coffey ("Owner"), as fee owner of the below-described property subject to said Declaration. The land described in the Declaration is not registered land.

2. Pursuant to the Declaration and Minnesota Statute Chapter 515B, a statutory lien exists for unpaid assessments and fees incurred from November 1, 2017 to the date of this Notice in favor of Stillwater Crossings Condominium Association ("Stillwater Crossings") ("Lien").

3. No action or proceeding at law is now pending to recover the debt secured by the Lien or any part thereof.

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

5. As of the date of this notice, the amount due on the Lien is: \$6,084.67.

6. Pursuant to the power of sale in the Declaration, the Lien shall be foreclosed, and the land located at 1210 Timber Way, Stillwater, Minnesota 55082, Property Tax ID No. 31-030-20-32-0028, and legally described as follows:

Unit No. 202, Stillwater Crossings Condominium, CIC No. 140, Washington County, Minnesota ("Property"), shall be sold by the Sheriff of Washington County, Minnesota at public auction on July 20, 2018, at 10:00 a.m., at the Washington County Sheriff's Office: 15015 - 62nd Street North, Stillwater, Minnesota 55082.

7. The time allowed by law for redemption by Owner or Owner's personal representatives or assigns is six (6) months after the date of sale.

8. The Owner must vacate the property on or before 11:59 p.m. on January 20, 2019, if the Lien is not reinstated under Minn. Stat. § 580.30 or the Property is not redeemed under Minn. Stat. § 580.23.

9. THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE OWNER, THE OWNER'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 PROPERTY IS IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, IS NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND IS ABANDONED.

10. The Owner released from financial obligation on the Lien is: None.

Stillwater Crossings Condominium Association

(a Minnesota non-profit corporation)

By its attorneys:

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