

# **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 COMMUNICATION IS FROM A DEBT COLLECTOR. 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 South Side Villas Homeowners Association, (hereinafter the "Declaration") recorded in the office of the County Recorder of Sherburne County, Minnesota on May 6, 2003, as Document No. 505543, which covers the following property:

Legal Description: Lot 8, Block 1, South Side Villas, CIC No. 45

Property Address: 12759 8th Avenue South, Zimmerman, Minnesota 55398

PID: 95-452-0116

THAT pursuant to said Declaration, there is claimed to be due and owing as of July 24, 2018, from Shane A. Klanderud, title holder, to South Side Villas Homeowners Association, a Minnesota non-profit corporation, the amount of \$3,122.00, 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 his financial obligation to pay said amount;

THAT pursuant to Minn. Stat. § 515B.3-116, said debt creates a lien upon said premises in favor of South Side Villas Homeowners Association, as evidenced by a lien statement dated May 24, 2018, recorded on June 25, 2018, in the office of the Sherburne County Recorder as Document No. 858022;

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 Sherburne County Sheriff's Office, 13880 Business Center Drive NW, in the City of Elk River, County Sherburne, State of Minnesota, on September 26, 2018, at 10 a.m., at public auction to the highest bidder, for cash, to pay the amount then due. 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 March 26, 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 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: July 24, 2018

SOUTH SIDE VILLAS HOMEOWNERS ASSOCIATION,

Lienor

By /s/ Thomas P. Carlson

Thomas P. Carlson (024871X)

Carlson & Associates, Ltd.

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ATTORNEY FOR SOUTH SIDE VILLAS HOMEOWNERS ASSOCIATION

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