

NOTICE OF ASSESSMENT LIEN FORECLOSURE SALE

YOU ARE NOTIFIED THAT,

1. Default has occurred in the conditions of the Common Interest Community Number 44, A Condominium, Oakdale Condominiums Amended and Restated Declaration (the "Declaration") by Karisa Naderman and Michael Plaster, as fee owner(s) of the below-described property subject to said Declaration.

2. Pursuant to the Declaration, filed in the Office of the County Recorder for Washington County, Minnesota, on March 2, 2021, as Document No. 4297313, and all amendments thereto, and the Statement of Assessment Lien, filed in the Office of the County Recorder for Washington County, Minnesota, on January 7, 2025, as Document No. 4459264, and/or Minnesota Statutes Chapters 515B, a lien exists for unpaid assessments and fees.

3. No action or proceeding has been instituted at law to recover the debt secured by the lien or any part thereof, or if an action has been instituted it has been dismissed or discharged prior to the commencement of these proceedings.

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

5. As of the date of this notice the amount due pursuant to the Association's Declaration is: \$13,170.17

6. As of the date of this notice, the names of all parties that have been released from liability for the assessment lien are as follows: NONE.

7. Legal description of property:

Unit 1583, Condominium No. 44, Oakdale Condominium,
Washington County, Minnesota

8. Physical address of property:

1583 Helmo Avenue North,
Oakdale, Minnesota 55128

9. Tax parcel identification number: 29.029.21.24.0078

10. Pursuant to the provisions of the Declaration, the lien will be foreclosed, and the property will be sold by the Sheriff of Washington County, State of Minnesota, as follows:

Date and time of sale: March 20, 2025 at 10:00 a.m.

Place of sale: Washington County Sheriff's Office,
Law Enforcement Center, 15015 62nd Street North,
Stillwater, MN 55082

to pay the debt then secured by said lien, including any additional assessments and late fees that may become due through the date of sale, along with the costs, attorney's fees and disbursements allowed by law.

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

12. TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling, the notice must also specify the date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under section 580.30 or the property redeemed under section 580.23. The time to vacate the property is 11:59 p.m. on: September 20, 2025, or the next business day if September 20, 2025, falls on a Saturday, Sunday or legal holiday.

13. THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGORS, THE MORTGAGORS' 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.

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

Dated as of: January 21, 2025

GREENSTEIN SELLERS, PLLC

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