

NOTICE OF ASSESSMENT LIEN FORECLOSURE SALE

Date: July 26 2018

YOU ARE NOTIFIED THAT:

1. Default has occurred in the terms and conditions of the Declaration for Deer Run Homeowners' Association (hereinafter the "Association") which was dated May 25, 1994 and recorded as Document No. 802049 on May 26, 1994 in the Office of the County Recorder of Washington County, Minnesota, as amended and supplemented, covering the following property:

Legal Description: Lot 18, Block 1, Oaks of Deer Run 2nd Addition

Street Address: 7086 48th Street North, Oakdale, MN 55128

Tax Parcel No. 08.029.21.22.0090

2. Pursuant to said Declaration, there is claimed to be due and owing as of July 26, 2018 from Adam Knotz, title holder, to the Association, a Minnesota non-profit corporation, the amount of \$3,003.50 for unpaid association assessments, late fees, attorneys' fees and costs of collection, plus any other such amounts that will accrue after July 26, 2018 including additional monthly assessments 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, provides for a continuing lien against the property. A Notice of Lien dated January 16, 2018 evidencing the amount due as of January 9, 2018 was recorded on January 23, 2018 as Document No. 4142891 in the Office of the Washington County Recorder.

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 said Lien will be foreclosed by the sale of said property by the Sheriff of Washington County, at the Washington County Sheriff's Office, Law Enforcement Center, 15015 62nd Street North, Stillwater, MN 55082 on the 12th day of October 2018, 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 April 12, 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 Deer Run Homeowners' Association
Chestnut Cambronne PA

By: /s/ Gretchen S. Schellhas

Gretchen S. Schellhas, Esq. (#195595)

17 Washington Avenue North, Suite 300

Minneapolis, MN 55401-2048

(612) 339-7300

Published in the
Stillwater Gazette

August 24, 31, September 7, 14, 21, 28, 2018

850023