

**NOTICE OF
DECLARATORY SALE
CANCELLATION OF
RESIDENTIAL PROPERTY
PURCHASE AGREEMENT
MINN. STAT. 559.217, SUBD. 4
(WITHOUT RIGHT TO CURE)**

YOU ARE NOTIFIED:

1. Either a default has occurred or an unfulfilled condition exists in the Purchase Agreement dated September 22, 2017 in which Steven E. Lorenz, ("Seller"), agreed to sell to David Johnson Afton Builders, address unknown, ("Purchaser"), real property in Wright County, Minnesota, legally described as follows:

Lot 2 and 3, Block 4, Walesch Estates 2nd Addition, Wright County, Minnesota

Identified in the Purchase Agreement as: 14107 78th Street NE. Otsego, Minnesota

2. Seller is serving this Notice of Declaratory Cancellation ("Notice") on the other party, and on RE/MAX Results, 650 Dodge Avenue NW, Elk River, Minnesota who is holding the earnest money paid pursuant to the Purchase Agreement.

3. The name, address, and telephone number of the party serving this Notice or of an attorney authorized by that party to serve this Notice is:

Name: Ronald G. Black

Attorney for party serving

Address: 812 Main Street,

Suite 102

Elk River, MN 55330

Telephone Number

(763) 441-7040

4. The default or unfulfilled condition which cancelled the Purchase Agreement is as follows:

Failure to close the sale on or before November 15, 2017

THIS NOTICE IS PURSUANT TO MINNESOTA STATUTES, SECTION 559.217, TO INFORM YOU THAT YOUR PURCHASE AGREEMENT FOR THE (PURCHASE) OF THE ABOVE PROPERTY HAS BEEN CANCELED FOR THE REASONS SPECIFIED IN THIS NOTICE. THE CANCELLATION WILL BE CONFIRMED 15 DAYS AFTER (THE FIRST DAY OF PUBLICATION OF THIS NOTICE,) UNLESS BEFORE THEN YOU SECURE FROM A DISTRICT COURT AN ORDER THAT THE CONFIRMATION OF CANCELLATION OF THE PURCHASE AGREEMENT BE SUSPENDED UNTIL YOUR CLAIMS OR DEFENSES ARE FINALLY DISPOSED OF BY TRIAL, HEARING, OR SETTLEMENT. YOUR ACTION MUST SPECIFICALLY STATE THOSE FACTS AND GROUNDS THAT DEMONSTRATE YOUR CLAIMS OR DEFENSES.

IF YOU DO NOT OBTAIN SUCH A COURT ORDER WITHIN THE TIME PERIOD SPECIFIED IN THIS NOTICE, THE CONFIRMATION OF CANCELLATION OF YOUR PURCHASE AGREEMENT WILL BE FINAL AT THE END OF THE PERIOD (AND YOU WILL LOSE ALL EARNEST MONEY YOU HAVE PAID ON THE PURCHASE AGREEMENT) AND YOU MAY LOSE YOUR RIGHT TO ASSERT ANY CLAIMS OR DEFENSES THAT YOU MIGHT HAVE-HOWEVER, IF WITHIN THE TIME PERIOD SPECIFIED IN THIS NOTICE YOU SERVE YOUR OWN NOTICE UNDER MINNESOTA STATUTES, SECTION 559.217. YOUR PURCHASE AGREEMENT WILL BE IMMEDIATELY CANCELED, BUT YOUR ENTITLEMENT TO EARNEST MONEY MUST BE DETERMINED BY A COURT OR DETERMINED BY ARBITRATION IF AGREED TO BY THE PARTIES.

IF YOU HAVE ANY QUESTIONS ABOUT THIS NOTICE. CONTACT AN ATTORNEY IMMEDIATELY.

THIS INSTRUMENT WAS

DRAFTED BY:

Ronald G. Black,

Id# 120893 BLACK LAW

First National Financial Center

812 Main Street Suite 102

Elk River, MN 55330

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