

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 "Decla-
ration") 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 14, Block
2, South Side Villas, CIC No. 45**

**Property Address: 25560 Pine
Ridge Road, Zimmerman, Minne-
sota 55398**

PID: 95-452-0228

**THAT pursuant to said Declara-
tion, there is claimed to be due and
owing as of November 30, 2018,
from Timothy J. Bergmann, title
holder, to South Side Villas Home-
owners Association, a Minnesota
non-profit corporation, the amount
of \$2,582.00, plus additional as-
sessments and other amounts that
may have accrued since the date of
this notice, including the costs of
collection and foreclosure;**

**THAT prior to the commence-
ment of this foreclosure proceed-
ing, Lienor complied with all notice
requirements as required by stat-
ute; that no action or proceeding
has been instituted at law or other-
wise to recover the debt secured by
said lien, or any part thereof;**

**THAT the owner has not been re-
leased 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 October 26,
2018, recorded on November 19,
2018, in the office of the Sherburne
County Recorder as Document No.
865071;**

**THAT pursuant to the power of
sale granted by the owners in tak-
ing title to the premises subject to
said Declaration, said lien will be
foreclosed by the sale of said prop-
erty by the sheriff of said County at
the Sherburne County Sheriff's Of-
fice, 13880 Business Center Drive
NW, in the City of Elk River, County
Sherburne, State of Minnesota, on
February 5, 2019, at 10 a.m., at
public auction to the highest bid-
der, 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 August 5,
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 OWN-
ER, 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 RESI-
DENTIAL DWELLING OF LESS
THAN FIVE UNITS, ARE NOT
PROPERTY USED IN AGRICUL-
TURAL PRODUCTION, AND ARE
ABANDONED.**

**SOUTH SIDE VILLAS HOME-
OWNERS ASSOCIATION, Lienor
Dated: November 30, 2018
By /s/ Thomas P. Carlson**

**Thomas P. Carlson (024871X)
Carlson & Associates, Ltd.**

**1052 Centerville Circle
Vadnais Heights, MN 55127**

(651) 287-8640

**ATTORNEY FOR SOUTH SIDE
VILLAS HOMEOWNERS ASSOCI-
ATION**

**Published in the
Star News**

December 15, 22, 29, 2018

January 5, 12, 19, 2019

888921