

NOTICE OF ASSESSMENT LIEN FORECLOSURE SALE

Date: September 7, 2018

YOU ARE NOTIFIED THAT:

1. Default has occurred in the terms and conditions of the Declaration for Eden Homeowners Association (hereinafter the "Association") dated June 3, 1980 and which was recorded as Document No. 561844 on June 17, 1980 in the Office of the County Recorder of Dakota County, Minnesota, as amended and supplemented, covering the following property:

Legal Description: Lot 36, Block 2, Eden Addition, Dakota County, MN

Street Address: 4416 Clover Lane #B, Eagan, MN 55122

Tax Parcel No.

10-22750-02-360

2. Pursuant to said Declaration, there is claimed to be due and owing as of September 7, 2018 from Guadalupe Gannett, title holder, to the Association, a Minnesota non-profit corporation, the amount of \$3,378.00, for unpaid association assessments, late fees, attorneys' fees and costs, plus any other such amounts that will accrue after September 7, 2018 including additional 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 evidencing the amount due on July 11, 2018 being dated July 12, 2018 and recorded on July 19, 2018 as Document No. 3260880 in the Dakota County Recorder's Office.

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 Dakota County, at the Dakota County Sheriffs Office, Dakota County Law Enforcement Center, 1580 Highway 55, Lobby S-100, Hastings, MN 55033 on the 29th day of November, 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 attorney's fees as allowed by law.

8. The time allowed by law for redemption by the unit owner, her personal representatives or assigns is six (6) months from the date of sale. The date and time to vacate the property is 11:59 p.m. on May 29, 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.

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

Attorneys for Eden 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

Eden HOA- Gannett

Published in the

Dakota County Tribune

October 12, 19, 26,

November 2, 9, 16, 2018

NOTICE OF POSTPONEMENT OF ASSESSMENT LIEN FORECLOSURE SALE

The above-entitled assessment lien foreclosure sale scheduled for November 29, 2018 at 10:00 a.m. is postponed to January 10, 2019 at 10:00 o'clock a.m. to be held at the Dakota County Sheriffs Office, Dakota County Law Enforcement Center, 1580 Highway 55, Lobby S-100, Hastings, MN 55033, in said county and state. The date and time to vacate the property is 11:59 p.m. on July 10, 2019 if the account is not reinstated or the owner does not redeem from the foreclosure sale.

Dated: November 27, 2018

Eden Homeowners Association

Chestnut Cambronne, PA

Attorneys for Eden Homeowners Association

17 Washington Avenue North,

Suite 300

Minneapolis, MN 55401-2048

(612) 339-7300

Published in the

Dakota County Tribune

December 7, 2018

884203