

NOTICE OF ASSOCIATION LIEN FORECLOSURE SALE

NOTICE IS HEREBY GIVEN, that default has occurred in the terms and conditions of the Declaration for Pond Townhome Association ("Declaration") which governs the following described real property situated in the County of Anoka and State of Minnesota, to-wit:

**Lot 3, Block 2, DeGardner's
Pond Addition, Common
Interest Community No. 87**

according to the plat thereof on file or of record in the Office of the County Recorder in and for Anoka County, Minnesota.

PROPERTY ADDRESS:

**11954 Yellow Pine Street NW,
Coon Rapids, MN 55448**

Pursuant to said Declaration, there is claimed to be due and owing as of the date of this Notice by **Giavonni King**, as Unit Owner, to Pond Townhome Association, the principal amount of **Four Thousand Nine Hundred Eighty Four Dollars and 80/100 (\$4,984.80)** for association assessments; and that any action being now pending at law or otherwise to recover said debt or any part thereof has been discontinued, or that an execution upon any judgment rendered therein has been returned unsatisfied, in whole or in part.

Pursuant to said Declaration and Minnesota Statutes Chapter 515B, said debt creates a lien upon said premises in favor of Pond Townhome Association, as evidenced by that Notice of Lien recorded **January 22, 2024**, as Document No. **2406935.001** in the office of the County Recorder in and for Anoka County, Minnesota, and by virtue of the power of sale created by statute, said lien will be foreclosed by the sale of said premises, which said sale will be made by the Sheriff of Anoka County, at public auction to the highest bidder, for cash, to pay the amount then due for said association assessments, together with the costs of foreclosure, including attorney's fees as allowed by law, as follows:

DATE AND TIME OF SALE:

November 20, 2024 at

10:00 AM

PLACE OF SALE:

Anoka County Sheriff's Office,

13301 Hanson Blvd NW,

Andover, MN.

The time allowed by law for redemption by the Unit owner, their personal representatives or assigns, is six (6) months from the date of said sale, unless the sale is postponed pursuant to Minnesota Statutes section 580.07, subd. 2. If no redemption or postponement occurs, the property must be vacated by 11:59 PM on **May 20, 2025**.

Dated: September 11, 2024

By /s/ David J. Raymond, #221818

Attorney for Pond Townhome

Association

Raymond Law Offices, PA

5838 Blackshire Path,

Inver Grove Heights, MN 55076

651-455-3100

File 175444

THIS COMMUNICATION IS FROM
A DEBT COLLECTOR

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