

# NOTICE OF CANCELLATION OF CONTRACT FOR DEED

To: Northstar Construction, LLC  
c/o Michael Davis  
PO Box 191  
West Concord, MN 55985-0191

## YOU ARE NOTIFIED:

1. Default has occurred in the Contract for Purchase of Tax Forfeited land filed in the County Auditor/Treasurer's Office, acting on behalf of the State of Minnesota sold to Northstar Construction, LLC property in Sherburne County Minnesota described as:

PID	Legal	Lot	Block
65-531-0310	Wright's Crossing 3rd	2	3
65-531-0410	Wright's Crossing 3rd	2	4
65-531-0415	Wright's Crossing 3rd	3	4
65-531-0420	Wright's Crossing 3rd	4	4
65-531-0425	Wright's Crossing 3rd	5	4
65-531-0430	Wright's Crossing 3rd	6	4
65-531-0905	Wright's Crossing 3rd	1	9
65-531-0910	Wright's Crossing 3rd	2	9
65-531-0915	Wright's Crossing 3rd	3	9
65-531-0920	Wright's Crossing 3rd	4	9
65-531-0925	Wright's Crossing 3rd	5	9
65-531-1105	Wright's Crossing 3rd	1	11
65-531-1115	Wright's Crossing 3rd	3	11
65-531-1120	Wright's Crossing 3rd	4	11
65-531-1205	Wright's Crossing 3rd	1	12
65-531-1210	Wright's Crossing 3rd	2	12
65-531-1215	Wright's Crossing 3rd	3	12
65-531-1220	Wright's Crossing 3rd	4	12
65-531-1225	Wright's Crossing 3rd	5	12
65-531-1230	Wright's Crossing 3rd	6	12
65-531-1235	Wright's Crossing 3rd	7	12
65-531-1240	Wright's Crossing 3rd	8	12
65-531-1245	Wright's Crossing 3rd	9	12

The property was purchased under the terms of the contract.

2. The default is as follows:

a. 2018 Installment amounts that were due on the anniversary date of the contract are unpaid.

b. Property taxes for 2018 have not been paid and have now become delinquent.

3. The County Auditor/Treasurer has begun proceedings under M.S. 559.21 to cancel your contract for the reason or reasons specified in paragraph #2 above. The contract will be cancelled 90 days after the publication of this notice, unless, before that date you pay the total amount due or you secure from a county or district court an order that cancellation of the contract be suspended until all 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 pay the total amount due or secure a court order before the forfeiture date, you will lose all the money paid under your right to assert any claims and defenses, and you may be evicted. If you have any questions about this notice, contact an attorney immediately.

A breakdown of the total amount due if paid by February 29, 2019, is as listed:

a. Installment Payments	\$ 7,512.74
b. 2018 Property Taxes	\$ 1,869.00
c. 2% Default Fee	\$ 150.25
d. Publication Fee	\$ 150.00
e. Sheriff's Fees	\$ 30.00
<b>Total due if paid by February 28, 2019</b>	<b>\$ 9,711.99</b>

4. The name, address, and telephone number of the County Auditor/Treasurer who is authorized to accept payment is listed below. Since the amounts stated above are subject to increase please contact the County Auditor/Treasurer's Office (763) 765-4361 or 1-800-438-0575 for the exact amount required to redeem your contract and any further information concerning the impending cancellation of your contract.

Dated: February 4, 2019

Diane Arnold  
County Auditor/Treasurer  
13880 Business Center Drive  
Elk River MN 55330

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