

NOTICE OF ASSESSMENT LIEN FORECLOSURE SALE

YOU ARE NOTIFIED THAT:

1. Default has occurred in the terms and conditions of the Declaration for South Grove Townhome Association, Inc. recorded in the Office of the County Recorder for Dakota County, Minnesota on October 6, 2021, as Document No. 3496297, and/or Minn. Stat. §515B.3-116 covering the following property:

Legal Description:

Lot 23, Block 1, South Grove Townhomes, subj to CIC #670, Dakota County, Minnesota

Street Address:

7614 Connie Lane,

Inver Grove Heights, MN 55076

Tax Parcel Id No.:

20-71180-01-230

2. Pursuant to said Declaration, there is claimed to be due and owing as of November 25 2024, from Gina Marie Accardi, title holder, to South Grove Townhome Association, Inc., a Minnesota non-profit corporation, the amount of \$6,274.42, for unpaid association assessments, late fees, attorneys' fees and costs of collection arising on or after November 25, 2024, plus any other such amounts that will accrue after November 25, 2024, 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. All preforeclosure requirements have been met.

5. The owners have not been released from the owners' financial obligation to pay said amount.

6. The Declaration, referenced above, provides for a continuing lien against the property.

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, Minnesota at the Dakota County Administration Center, Dakota County Civil Unit, 1580 Highway 55, Hastings, MN 55033, on the **18th day of February, 2025 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 attorneys' fees as allowed by law.

8. The time allowed by law for redemption by the unit owner, the unit owner's personal representatives or assigns is six (6) months from the date of sale.

9. The date and time to vacate the property is 11:59 p.m. on August 18, 2025, 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.

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

Dated: November 25, 2024

Smith Jadin Johnson, PLLC

By: /s/Kelly K. Heenan

Kelly K. Heenan (0400103)

Attorney for

South Grove Townhome

Association, Inc.

7900 Xerxes Avenue S,

Suite 2020

Bloomington, MN 55431

(952) 600-7014

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