

NOTICE OF ASSESSMENT LIEN FORECLOSURE SALE

YOU ARE NOTIFIED THAT:

1. Default has occurred in the terms and conditions of the Declaration for Manor Homes of Edina Condominium, recorded with the Office of the Registrar of Titles for Hennepin County, Minnesota on March 30, 1982, as Document No.1462210, thereafter amended and restated in Document No. T5588169, and/or Minn. Stat. §515B .3-116 covering the following property:

Legal Description: Living Unit 8, and attached garage unit No. 8, Building 12, Condominium No. 294, Manor Homes of Edina Condominium, Hennepin County, Minnesota
Street Address:

6894 Langford Drive,

Edina Minnesota 55436

Tax Parcel No. :

31-117-21-32-0059

2. Pursuant to said Declaration, there is claimed to be due and owing as of October 10, 2024 from Anne Laurel Post, title holder, to Manor Homes of Edina Condominium Association, a Minnesota non-profit corporation, the amount of \$12,094.05, for unpaid association assessments, late fees, attorneys' fees and costs of collection arising on or after October 10, 2024, plus any other such amounts that will accrue after October 10, 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 owners 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 Hennepin County at the Hennepin County Sheriff's Office, 350 S. 5th Street, Suite 190, Minneapolis, MN 55415 on the **20th of December, 2024 at 10:00 a.m.** 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 June 20, 2025, if the account is not reinstated or the owners do 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: October 11, 2024

Attorney for Manor Homes of Edina Condominium Association

Smith Jadin Johnson, PLLC

By: /s/ Kristine Spiegelberg Nelson

Kristine Spiegelberg Nelson

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