

# **NOTICE OF ASSESSMENT LIEN FORECLOSURE SALE**

NOTICE IS HEREBY GIVEN that default has been made in the terms and conditions of the Declaration of The Highlands of Edinburgh Sixth Association, a Minnesota non-profit corporation ("Declaration") recorded in the office of the County Recorder, Hennepin County, Minnesota on November 10, 1986, as Document No. 5183102 and the office of the Registrar of Titles, Hennepin County, Minnesota on October 31, 1986 as Document No. 1770829, which covers the following property:

Lot 3, Block 5, The Highlands of Edinburgh Sixth, Hennepin County, Minnesota

WHEREAS, pursuant to said Declaration, there is claimed to be due and owing as of April 12, 2018, from Larry E. Reed, title holder, to The Highlands of Edinburgh Sixth Association, a Minnesota non-profit corporation, the principal amount of Six Thousand Six Hundred Thirty Four and 03/100 Dollars (\$6,634.03) for assessments and related charges, plus additional assessments, collection costs, attorneys' fees and other amounts will be incurred since said date, including costs of collection and foreclosure;

WHEREAS, no action is now pending at law or otherwise to recover said debt or any part thereof;

WHEREAS, the owner has not been released from the financial obligation to pay said amount;

WHEREAS, said debt created a lien upon said premises in favor of The Highlands of Edinburgh Sixth Association, a Minnesota non-profit corporation as evidenced by the lien statement recorded on April 13, 2018, in the office of the Hennepin County Recorder as Document No. A10544183;

WHEREAS, pursuant to the power of sale granted by the owner and taking title to the premises subject to said Declaration, said lien will be foreclosed by the sale of said property by the sheriff of said county at the Hennepin County Sheriff's Department, 350 South Fifth Street, Room 30, Minneapolis, MN 55415 on June 28, 2018 at 10:00 o'clock a.m., at public auction to the highest bidder, for cash, to pay the amount then due for said assessments, together with the costs of foreclosure, including attorneys' fees as allowed by law. The time allowed by law for redemption by the unit owner, his personal representatives or assigns is six (6) months from the date of said sale.

The following information is provided pursuant to Minnesota Statutes Sections 580.025 and 580.04:

1. Street Address of Property: 3517 Highlands Road North, Brooklyn Park, MN 55443

2. Name of Transaction Agent, Residential Mortgage Servicer, Lender and/or Broker: N/A

3. Tax Parcel Identification Number of the Property:

15-119-21-42-0012

4. Transaction Agent's Mortgage Identification Number, if known:

N/A

5. Name of Mortgage Originator, if stated on Mortgage: N/A

6. Date on which Occupant must vacate Property, if mortgage is not reinstated under Section 580.30 or property redeemed under 580.23: 11:59 p.m. on December 28, 2018. If the foregoing date is a Saturday, Sunday or legal holiday, then the date to vacate is the next business day at 11:59 p.m.

## **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 FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: May 10, 2018

JENSEN SONDRALL PERSELLIN & WOODS, P.A.

By: /s/ Stacy A. Woods (#261658)

Attorney for Lienor

8525 Edinbrook Crossing,

Suite 201

Brooklyn Park, MN 55443-1968

Telephone: (763) 424-8811

LIENOR:

The Highlands of Edinburgh Sixth Association, a Minnesota non-profit corporation

By: /s/ Stacy A. Woods

Its: Attorney in Fact

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