

NOTICE OF ASSESSMENT LIEN FORECLOSURE SALE

**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**

**THIS COMMUNICATION IS
FROM A DEBT COLLECTOR. THIS
IS AN ATTEMPT TO COLLECT A
DEBT AND ANY INFORMATION
OBTAINED WILL BE USED FOR
THAT PURPOSE**

**NOTICE IS HEREBY GIVEN that
default has been made in the terms
and conditions of the Declaration of
Kittredge Crossing Condominium
Association, (hereinafter the "Decla-
ration") recorded in the office of
the County Recorder of Wright
County, Minnesota on June 15,
2005, as Document No. 963421,
which covers the following prop-
erty:**

**Legal Description: Unit No.
7, CIC No. 97, a condominium,
Kittredge Crossing Condominiums,
Wright County, Minnesota**

**Property Address: 10554 73rd
Lane NE, Otsego, Minnesota 55301
PIN: R118-220-000070**

**THAT pursuant to said Decla-
ration, there is claimed to be due
and owing as of May 8, 2018, from
Jeffrey J. Edmondson, title hold-
er, to Kittredge Crossing Condo-
minium Association, a Minnesota
non-profit corporation, the amount
of \$4,224.00, for assessments,
late fees and collection costs, plus
additional assessments and other
amounts that may have accrued
since the date of this notice, in-
cluding the costs of collection and
foreclosure;**

**THAT prior to the commence-
ment of this foreclosure proceed-
ing, Lienor complied with all notice
requirements as required by stat-
ute; that no action or proceeding
has been instituted at law or other-
wise to recover the debt secured by
said lien, or any part thereof;**

**THAT the owner has not been re-
leased from his financial obligation
to pay said amount;**

**THAT pursuant to Minn. Stat. §
515B.3-116 and/or the Declara-
tion, said debt creates a lien upon
said premises in favor of Kittredge
Crossing Condominium Associa-
tion, as evidenced by a lien state-
ment dated February 14, 2018, and
recorded on March 21, 2018, in the
office of the Wright County Record-
er as Document No. A 1366521;**

**THAT pursuant to the power of
sale granted by the owners in tak-
ing title to the premises subject to
said Declaration, said lien will be
foreclosed by the sale of said prop-
erty by the sheriff of said County
at the Main Office of the Wright
County Sheriff, Civil Division, 3800
Braddock Avenue NE, City of Buf-
falo, Wright County, Minnesota, on
June 28, 2018, at 10 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
attorney's fees as allowed by law.
The time allowed by law for re-
demption by the unit owners, their
personal representatives or assigns
is six (6) months from the date of
said sale.**

**DATE TO VACATE PROPERTY:
The date on or before which the
owner must vacate the property if
the account is not brought current
or the property redeemed under
Minn. Stat. § 580.23 is 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 OWN-
ER, THE OWNER'S PERSONAL
REPRESENTATIVE 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 PREMISES
ARE IMPROVED WITH A RESI-
DENTIAL DWELLING OF LESS
THAN FIVE UNITS, ARE NOT
PROPERTY USED IN AGRICUL-
TURAL PRODUCTION, AND ARE
ABANDONED.**

**Dated: May 8, 2018
KITTREDGE CROSSING CONDO-
MINIUM ASSOCIATION,
Lienor**

**By/s/ Thomas P. Carlson
Thomas P. Carlson (024871X)
Carlson & Associates, Ltd.
1052 Centerville Circle
Vadnais Heights, MN 55127
(651) 287-8640**

**ATTORNEY FOR KITTREDGE
CROSSING CONDOMINIUM AS-
SOCIATION**

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