

NOTICE OF CANCELLATION OF CONTRACT FOR DEED

To: Zafar Khamdamov
12102 78th Street
Otsego, MN 55330

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:

60-471-0338

River Oaks Estates Lot 19 Blk 3

60-471-0340

River Oaks Estates Lot 20 Blk 3

60-471-0342

River Oaks Estates Lot 21 Blk 3

60-471-0344

River Oaks Estates Lot 22 Blk 3

60-471-0346

River Oaks Estates Lot 23 Blk 3

60-471-0348

River Oaks Estates Lot 24 Blk 3

60-471-0350

River Oaks Estates Lot 25 Blk 3

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 28, 2019, is as listed:

a. Installment Payments

\$1,708.80

b. 2018 Property Taxes

\$ 734.23

c. 2% Default Fee

\$ 34.18

d. Publication Fee

\$ 150.00

e. Sheriff's Fees

\$ 30.00

Total due if paid by February 28, 2019 \$2,657.21

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 19, 2019

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

Published in the

Star News

February 23, March 2, 9, 2019

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