

NOTICE OF ASSESSMENT LIEN FORECLOSURE SALE

YOU ARE NOTIFIED THAT:

1. Default has occurred in the terms and conditions of the Declaration of Covenants for Laketown II Townhomes dated November 19, 2019, and recorded with the Office of the County Recorder for Carver County, Minnesota, on December 2, 2019, as Document No. A687397, and/or Minn. Stat. §515B.3-116 covering the following property:

Legal Description:

Lot 4, Block 13, Laketown 15th Addition, CIC No. 161, Carver County, Minnesota
Street Address:
5283 Trotter Trail,
Victoria MN 55386
Tax Parcel No. 65.3440640

2. Pursuant to said Declaration, there is claimed to be due and owing as of December 28, 2023, from Holly Zamora Rivera, title holder, to Laketown II Townhomes Homeowners Association, a Minnesota non-profit corporation, the amount of \$4,104.00 for unpaid association assessments, late fees, attorneys' fees and costs of collection through December 28, 2023, plus any other such amounts that will accrue after December 28, 2023, 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 Carver County at the Carver County Sheriff's Office, located at 606 East Fourth Street, Chaska, MN 55318, on the **22nd of March 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 September 22, 2024, 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: December 29, 2023

Attorney for Laketown II Townhomes Homeowners Association
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