

Public Notices

PUBLIC NOTICE NOTICE OF ASSESSMENT LIEN FORECLOSURE SALE

WHEREAS, default has been made in the terms and conditions of the Common Interest Community No. 39 Planned Community Prague Estates Townhomes Declaration of Prague Estates Townhomes Association (henceforth the "Declaration") dated March 31, 2004 and recorded in the office of the County Recorder in and for Le Sueur County, Minnesota on May 12, 2004, as Document No. 319972, which said Declaration covers the following described property situated in the County of Le Sueur, State of Minnesota, to-wit:

Legal Description: Lot 18, Block 5, CIC #39, Prague Estates Fifth Addition, Le Sueur County, Minnesota

Street Address: 1534 Praha Street, New Prague, MN 56071
PID #: 236090620

WHEREAS, pursuant to said Declaration, there is claimed to be due and owing as of the date of this Notice by Joseph Boehmer, as unit owner, to Prague Estates Townhomes Association, a Minnesota non-profit corporation, the principal amount of Three-Thousand-Seven-Hundred-Eighty-Seven and NO/100 Dollars (\$3,787.00) for assessments, interest and past due attorney fees through November 16, 2020; and no other action being now pending at law or otherwise to recover said debt or any part thereof, and;

WHEREAS, pursuant to the Declaration and Minn. Stat. §515B 3-116(h), said debt created a lien upon said premises in favor of Prague Estates Townhomes Association as evidenced by the lien statement dated May 15, 2020 and filed in the office of the County Recorder in and for Le Sueur County, Minnesota on May 28, 2020, as Document No. 428118.

NOW, THEREFORE, notice is hereby given that by virtue of the power of sale created by statute, said lien will be foreclosed by the sale of said premises with the hereditaments and appurtenances, which said shall will be made by the Sheriff of Le Sueur County, Minnesota at the Le Sueur County Sheriff's Department, 435 E. Derrynane St., Le Center, MN 56057, on January 13, 2021 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 owners, their personal representatives or assigns is six (6) months from the date of said sale.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied single family dwelling unless otherwise provided by law, the date on or before which the unit owners must vacate the property if the lien is not reinstated under Minn. Stat. § 580.30 or the property is not redeemed under Minn. Stat. § 580.23 is 11:59 p.m. on July 13, 2021. If the foregoing date is a Saturday, Sunday or legal holiday, then the date to vacate the property is the next business day at 11:59 p.m.

Dated: November 19, 2020

PRAGUE ESTATES TOWNHOMES ASSOCIATION

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(Published in The New Prague Times, Thursdays, November 26, December 3, 10, 17, 24 and 31, 2020; No. T558-12-31)