

PUBLIC NOTICES

PUBLIC NOTICE

NOTICE OF HOMEOWNERS ASSOCIATION 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.

Date: September 2, 2021

YOU ARE NOTIFIED THAT:

1. A default has occurred in the terms and conditions of that certain The Landing at Jefferson Lakes Declaration of Protective Covenants dated April 1, 2004 that was filed for record on June 15, 2004, as document number 321081, with the Office of the County Recorder in and for Le Sueur County, Minnesota ("Declaration") regarding the property legally described as follows:

Lot 1, Block 2, The Landing at Jefferson Lakes

The street address, tax parcel identification number, and certificate of title number of the subject property are as follows:

Street Address: 46260 Cape Horn Road, Cleveland, Minnesota 56017

Tax Parcel Identification Number: 01-725-0080

Certificate of Title Number: 20896

2. As of the date of this notice, there is, pursuant to the Declaration, due and owing for annual assessments, individual-lot-maintenance assessments, special assessments, late charges, and collection costs, including, but not limited to, reasonable attorney fees, on the subject property described above the amount of \$25,534.04 ("Debt").

3. Pursuant to the Declaration, the Debt creates a lien upon the property in favor of The Landing at Jefferson Lakes Homeowners Association ("Lienor") and against Henry and Associates L.L.C. ("Lienee"), as evidenced by that certain Lien Statement dated May 7, 2021 that was filed for record on May 12, 2021, as document number 24675, with the Office of the Registrar of Titles in and for Le Sueur County, Minnesota ("Lien").

4. The original principal amount secured by the Lien was: \$21,865.70.

5. The Lien has not been assigned.

6. No action or proceeding at law is now pending to recover the debt secured by the Lien, or any part thereof.

7. The Lienor has complied with all conditions precedent to acceleration of the debt secured by the Lien and foreclosure of the Lien and all notice and other requirements of applicable statutes.

8. Pursuant to the power of sale to foreclose the Lien, authorized by the Declaration, the Lien will be foreclosed on the subject property and the Sheriff of Le Sueur County, Minnesota will sell the subject property at public auction to the highest bidder for cash on Wednesday, October 27, 2021 at 1:00 o'clock p.m. at the Office of the Le Sueur County Sheriff, 435 East Derrynane Street, Suite 1100, Le Center, Minnesota 56057.

9. The time allowed by law for redemption of Lienee or Lienee's personal representatives or assigns is six (6) months after the date of sale.

10. The date on or before which the Lienee must vacate the property if the Lien is not reinstated under Minn. Stat. § 580.30 or the property not redeemed under Minn. Stat. § 580.23 is April 27, 2022 at 11:59 p.m. 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.

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

The Landing at Jefferson Lakes Homeowners Association, Lienor

LATHROP GPM LLP

By: /s/ Andrew J. Steil

Andrew J. Steil (#387048)

1010 West St. Germain Street, Suite 500, St. Cloud, MN 56301

(320) 252-4414

Attorneys for The Landing at Jefferson Lakes Homeowners Association

(Published in the MN South Lake Region LifeEnterprise, Thursdays, September 9, 16, 23, 30, October 7 and 14, 2021; No. LE208-10-14)

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Date: September 2, 2021

YOU ARE NOTIFIED THAT:

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Lot 1, Block 3, The Landing at Jefferson Lakes

The street address, tax parcel identification number, and certificate of title number of the subject property are as follows:

Street Address: XXXXX Cleveland, Minnesota 56017

Tax Parcel Identification Number: 01-725-0210

Certificate of Title Number: 23028

2. As of the date of this notice, there is, pursuant to the Declaration, due and owing for annual assessments, individual-lot-maintenance assessments, special assessments, late charges, and collection costs, including, but not limited to, reasonable attorney fees, on the subject property described above the amount of \$25,534.04 ("Debt").

3. Pursuant to the Declaration, the Debt creates a lien upon the property in favor of The Landing at Jefferson Lakes Homeowners Association ("Lienor") and against R. Henry Investments, LLC ("Lienee"), as evidenced by that certain Lien Statement dated May 7, 2021 that was filed for record on May 12, 2021, as document number 24673, with the Office of the Registrar of Titles in and for Le Sueur County, Minnesota ("Lien").

4. The original principal amount secured by the Lien was: \$21,865.70.

5. The Lien has not been assigned.

6. No action or proceeding at law is now pending to recover the debt secured by the Lien, or any part thereof.

7. The Lienor has complied with all conditions precedent to acceleration of the debt secured by the Lien and foreclosure of the Lien and all notice and other requirements of applicable statutes.

8. Pursuant to the power of sale to foreclose the Lien, authorized by the Declaration, the Lien will be foreclosed on the subject property and the Sheriff of Le Sueur County, Minnesota will sell the subject property at public auction to the highest bidder for cash on Wednesday, October 27, 2021 at 1:00 o'clock p.m. at the Office of the Le Sueur County Sheriff, 435 East Derrynane Street, Suite 1100, Le Center, Minnesota 56057.

9. The time allowed by law for redemption of Lienee or Lienee's personal representatives or assigns is six (6) months after the date of sale.

10. The date on or before which the Lienee must vacate the property if the Lien is not reinstated under Minn. Stat. § 580.30 or the property not redeemed under Minn. Stat. § 580.23 is April 27, 2022 at 11:59 p.m. 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.

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The Landing at Jefferson Lakes Homeowners Association, Lienor

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Lot 1, Block 5, The Landing at Jefferson Lakes

The street address, tax parcel identification number, and certificate of title number of the subject property are as follows:

Street Address: 46436 Cape Trail, Cleveland, Minnesota 56017

Tax Parcel Identification Number: 01-725-0310

Certificate of Title Number: 23683

2. As of the date of this notice, there is, pursuant to the Declaration, due and owing for annual assessments, individual-lot-maintenance assessments, special assessments, late charges, and collection costs, including, but not limited to, reasonable attorney fees, on the subject property described above the amount of \$25,534.04 ("Debt").

3. Pursuant to the Declaration, the Debt creates a lien upon the property in favor of The Landing at Jefferson Lakes Homeowners Association ("Lienor") and against Pride Holdings LLC ("Lienee"), as evidenced by that certain Lien Statement dated May 7, 2021 that was filed for record on May 12, 2021, as document number 24672, with the Office of the Registrar of Titles in and for Le Sueur County, Minnesota ("Lien").

4. The original principal amount secured by the Lien was: \$21,865.70.

5. The Lien has not been assigned.

6. No action or proceeding at law is now pending to recover the debt secured by the Lien, or any part thereof.

7. The Lienor has complied with all conditions precedent to acceleration of the debt secured by the Lien and foreclosure of the Lien and all notice and other requirements of applicable statutes.

8. Pursuant to the power of sale to foreclose the Lien, authorized by the Declaration, the Lien will be foreclosed on the subject property and the Sheriff of Le Sueur County, Minnesota will sell the subject property at public auction to the highest bidder for cash on Wednesday, October 27, 2021 at 1:00 o'clock p.m. at the Office of the Le Sueur County Sheriff, 435 East Derrynane Street, Suite 1100, Le Center, Minnesota 56057.

9. The time allowed by law for redemption of Lienee or Lienee's personal representatives or assigns is six (6) months after the date of sale.

10. The date on or before which the Lienee must vacate the property if the Lien is not reinstated under Minn. Stat. § 580.30 or the property not redeemed under Minn. Stat. § 580.23 is April 27, 2022 at 11:59 p.m. 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.

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The Landing at Jefferson Lakes Homeowners Association, Lienor

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1. A default has occurred in the terms and conditions of that certain The Landing at Jefferson Lakes Declaration of Protective Covenants dated April 1, 2004 that was filed for record on June 1, 2004, as document number 321081, with the Office of the County Recorder in and for Le Sueur County, Minnesota ("Declaration") regarding the property legally described as follows:

Lot 8, Block 6, The Landing at Jefferson Lakes

The street address, tax parcel identification number, and certificate of title number of the subject property are as follows:

Street Address: XXXXX Cleveland, Minnesota 56017

Tax Parcel Identification Number: 01-725-0460

Certificate of Title Number: 17882

2. As of the date of this notice, there is, pursuant to the Declaration, due and owing for annual assessments, individual-lot-maintenance assessments, special assessments, late charges, and costs, including, but not limited to, reasonable attorney fees, on the subject property described above the amount of \$13,790.00 ("Debt").

3. Pursuant to the Declaration, the Debt creates a lien upon the subject property in favor of The Landing at Jefferson Lakes Homeowners Association ("Lienor") and against R. Henry Construction, LLC ("Lienee"), as evidenced by that certain Lien Statement dated September 7, 2021 that was filed for record on May 12, 2021, as document number 24674, with the Office of the Registrar of Titles in and for Le Sueur County, Minnesota ("Lien").

4. The original principal amount secured by the Lien was \$10,125.07.

5. The Lien has not been assigned.

6. No action or proceeding at law is now pending to recover the debt secured by the Lien, or any part thereof.

7. The Lienor has complied with all conditions precedent to acceleration of the debt secured by the Lien and foreclosure of the Lien and all notice and other requirements of applicable statute.

8. Pursuant to the power of sale to foreclose the Lien, authorized by the Declaration, the Lien will be foreclosed on the subject property and the Sheriff of Le Sueur County, Minnesota will sell the subject property at public auction to the highest bidder for cash on Wednesday, October 27, 2021 at 1:00 o'clock p.m. at the Office of the Le Sueur County Sheriff, 435 East Derrynane Street, St. Cloud, MN 56001, 1100, Le Center, Minnesota 56057.

9. The time allowed by law for redemption of Lienee or Lienee's personal representatives or assigns is six (6) months after the date of sale.

10. The date on or before which the Lienee must vacate the property if the Lien is not reinstated under Minn. Stat. § 580.30 or the property not redeemed under Minn. Stat. § 580.23 is April 27, 2022 at 11:59 p.m. If the foregoing date is a Saturday, Sunday, or holiday, then the date to vacate is the next business day at 11:59 p.m.

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The Landing at Jefferson Lakes Homeowners Association
Lienor

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