

BEFORE THE
SURFACE TRANSPORTATION BOARD

300547

ENTERED
Office of Proceedings
April 20, 2020
Part of
Public Record

DOCKET NO. AB 882 (SUB-NO. 4X)

MINNESOTA COMMERCIAL RAILWAY COMPANY
– DISCONTINUANCE OF TRACKAGE RIGHTS –
IN ANOKA, HENNEPIN, RAMSEY, AND WASHINGTON COUNTIES, MINN.

**VERIFIED NOTICE OF EXEMPTION OF
MINNESOTA COMMERCIAL RAILWAY COMPANY
PURSUANT TO 49 C.F.R. § 1152.50**

FILED
April 20, 2020
SURFACE
TRANSPORTATION BOARD

Robert A. Wimbish
Fletcher & Sippel LLC
29 North Wacker Drive, Suite 800
Chicago, Illinois 60606-2832
(312) 252-1500

**Attorney for Minnesota Commercial
Railway Company**

Dated: April 20, 2020

FEE RECEIVED
April 20, 2020
SURFACE
TRANSPORTATION BOARD

BEFORE THE
SURFACE TRANSPORTATION BOARD

DOCKET NO. AB 882 (SUB-NO. 4X)
MINNESOTA COMMERCIAL RAILWAY COMPANY
– DISCONTINUANCE OF TRackage RIGHTS –
IN ANOKA, HENNEPIN, RAMSEY, AND WASHINGTON COUNTIES, MINN.

**VERIFIED NOTICE OF EXEMPTION OF
MINNESOTA COMMERCIAL RAILWAY COMPANY
PURSUANT TO 49 C.F.R. § 1152.50**

Minnesota Commercial Railway Company (“MNNR”) hereby submits this Verified Notice of Exemption under 49 C.F.R. § 1152.50 to discontinue its trackage rights operations over approximately 37.2 miles of railroad line (the “Line”) extending generally from BNSF Railway Company’s (“BNSF”) Northtown Yard in Fridley and Minneapolis, Minnesota, to Bayport, Minnesota.

In accordance with the requirements of 49 C.F.R. § 1152.50(d)(2), MNNR submits the following information:

General Corporate Information: 49 C.F.R. § 1152.22(a)(1)-(2)

MNNR is an established common carrier by rail. *See Minnesota Commercial Railway Company – Acquisition and Operation Exemption – Minnesota Transfer Railway Company*, Docket No. FD 30987 (ICC served Feb. 20, 1987).

The complete name and address of MNNR is:

Minnesota Commercial Railway Company
508 Cleveland Ave. N
St Paul, MN 55114

Relief Sought: 49 C.F.R. § 1152.22(a)(3)

Pursuant to the Board's discontinuance of trackage rights class exemption procedures at 49 C.F.R. § 1152.50, MNNR seeks to discontinue its trackage rights operations over certain contiguous lines of railroad¹ extending from BNSF's Northtown Yard in Fridley and Minneapolis to Baytown, a total of approximately 37.2 route miles.² The lines over which MNNR seeks discontinuance authority are comprised of – (1) a line segment roughly 11.1 miles in length owned by BNSF Railway Company ("BNSF") extending from milepost 12.5 at Northtown (on BNSF's Staples Subdivision) to milepost 1.4 at Westminster, Minnesota (on BNSF's Midway Subdivision); (2) a line segment roughly 4.6 miles in length owned by BNSF extending from milepost 12.5 at Northtown (on BNSF's Staples Subdivision) to milepost 7.9 at Park Junction, Minnesota (on BNSF's St. Paul Subdivision);³ and (3) a line segment roughly 21.5 miles in length owned by Union Pacific Railroad Company ("UP") extending from BNSF

¹ The trackage rights that are the subject of this proceeding were included amongst a larger bundle of trackage rights for which MNNR obtained Interstate Commerce Commission ("ICC" – the predecessor regulatory agency to the Board) authorization in 1990 to acquire from Burlington Northern Railroad Company ("BN" – a predecessor of BNSF). *Minn. Commercial Ry., Inc.—Trackage Rights Exemption—Burlington N. R.R. Co.*, FD 31603 (ICC served Feb. 22, 1990) ("1990 ICC Notice"). In 2005, MNNR obtained STB authority to discontinue trackage rights over one line segment listed in the 1990 ICC Notice. *Minn. Commercial Ry. Co.—Discontinuance of Trackage Rights Exemption—In Washington Cty., MN*, AB-882 (Sub-No. 2X) (STB served Dec. 13, 2005).

² Additionally, MNNR will no longer be "a party to switching agreements with CNW and Soo Line Railroad Company in the Stillwater-Bayport Area," although, as described in the 1990 ICC Notice, these "modifications to the switching agreements are not subject to [Board] jurisdiction." 1990 ICC Notice, slip op. at 1, n.2.

³ While MNNR seeks to discontinue its trackage rights operation over segments (1) and (2), it may, at some point in the future, operate over these segments, but solely for the purpose of effecting interchange with BNSF if the parties so mutually agree to such an arrangement, which does not require Board authority. *Black v. ICC*, 837 F.2d 1175, 1178 (D.C. Cir. 1988).

milepost 1.4 (Midway Subdivision)/UP milepost 1.0 (on UP's Altoona Subdivision) at Westminster to milepost 2.5 at Bayport (on UP's Stillwater Industrial Lead).⁴

Map: 49 C.F.R. § 1152.22(a)(4)

Maps showing the location of the Line and its relation to other rail lines, highways and geographic features in the area is attached hereto as Exhibit A.

Applicant's Representative: 49 C.F.R. § 1152.22(a)(7)

Any correspondence regarding the proposed discontinuance should be sent to MNNR's representative at the following address:

Robert A. Wimbish
Fletcher & Sippel LLC
29 North Wacker Drive, Suite 800
Chicago, IL 60606-2832
(312) 252-1500

ZIP Codes Traversed: 49 C.F.R. § 1152.22(a)(8)

The Line traverses United States Postal Service ZIP Codes 55003, 55042, 55082, 55101, 55103, 55104, 55106, 55108, 55114, 55117, 55119, 55128, 55130, 55413, 55414, 55418, 55421, and 55455.

Qualification for Class Exemption: 49 C.F.R. § 1152.50(b)

MNNR certifies that it has handled no local traffic over Line for at least two years, and that, to the extent any overhead traffic traverses the Line, it will either be unaffected by the proposed discontinuance, or it may be rerouted over other lines. MNNR further certifies

⁴ For the avoidance of doubt, following MNNR's consummation of the discontinuance authority obtained through this proceeding: (1) the only BNSF line segment listed in the 1990 ICC Notice over which MNNR will continue to have trackage rights is "between East Minneapolis (milepost 0.0) and Hugo (milepost 16.1) and the NSP spur (milepost 6.52), approximately 22 miles;" and (2) none of BNSF's underlying ownership or operating rights will be affected.

that no formal complaint by a user of rail service on the Line (or a state or local governmental entity acting on behalf of such user) regarding cessation of trackage rights on the Line either is pending with the Board or any U.S. District Court or has been decided in favor of such complainant during the last two years. See Certification and Verification of John W. Gohmann, attached hereto as Exhibit B.

Proposed Consummation Date: 49 C.F.R. § 1152.50(d)(2)

MNNR intends to consummate the proposed discontinuance on or shortly after June 9, 2020.

Suitability for Other Public Purposes: 49 C.F.R. § 1152.22(e)(4)

The informational requirement of Section 1152.22(e)(4) (alternative public uses of rail property) is pertinent only where a railroad proposes to abandon rail property, not where (as here) the railroad proposes to discontinue trackage rights over lines owned by other carriers.⁵ MNNR is unaware of any alternative public use for which the subject rail property might be appropriate.

Notice Requirement: 49 C.F.R. §§ 1152.50(d)(1), 1105.12

Certificates that – (a) the agencies designated at 49 C.F.R. § 1152.50(d)(1) have been served with written prefiling notice of the proposed discontinuance; and (b) the newspaper notice required by 49 C.F.R. § 1105.12 has been published are attached hereto as Exhibit C. For

⁵ See, e.g., *Transkentucky Transportation Railroad, Inc. – Discontinuance of Trackage Rights Exemption – In Mason County, KY*, AB-1275X (STB served May 9, 2019) at 2, n.5 (“Because this is a [trackage rights] discontinuance proceeding and not an abandonment, interim trail use/rail banking and public use conditions are not appropriate. Because there will be an environmental review during abandonment, this discontinuance does not require an environmental review”).

reasons set forth in the “Environmental and Historic Report” section below, the certification of service requirement at 49 C.F.R. § 1105.11 (transmittal of Environmental and Historic Reports) is inapplicable.

Labor Protection: 49 C.F.R. § 1152.50(d)(2)

The appropriate level of labor protection for the transaction proposed herein is that set forth in Oregon Short Line R. Co. – Abandonment – Goshen, 360 I.C.C. 91 (1979). No MNNR employees will be adversely affected by the proposed abandonment.

Environmental and Historic Preservation Data: 49 C.F.R. § 1105

A notice of exemption to discontinue trackage rights over (rather than to abandon) a line of railroad over which the applicant has not operated for more than two years does not require the preparation or submission of an Environmental/Historic Report.⁶

Respectfully submitted,

By: /s/ *R. A. Wimbish*

Robert A. Wimbish
Fletcher & Sippel LLC
29 North Wacker Drive, Suite 800
Chicago, Illinois 60606-2832
(312) 252-1500

**Attorney for Minnesota Commercial
Railway Company**

Dated: April 20, 2020

⁶ See *id.*

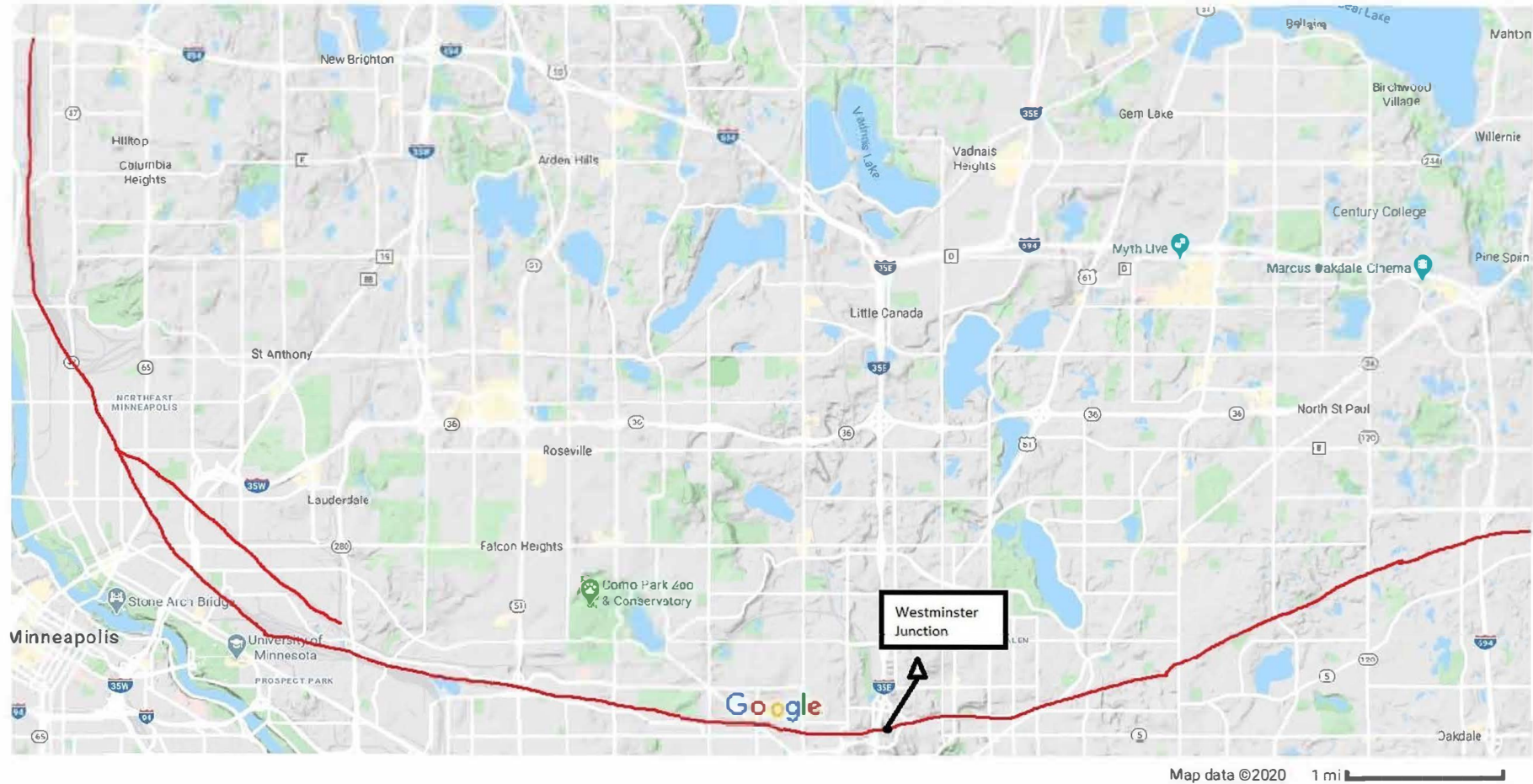
BEFORE THE
SURFACE TRANSPORTATION BOARD

DOCKET NO. AB 882 (SUB-NO. 4X)
MINNESOTA COMMERCIAL RAILWAY COMPANY
– DISCONTINUANCE OF TRACKAGE RIGHTS –
IN ANOKA, HENNEPIN, RAMSE, AND WASHINGTON COUNTIES, MINN.

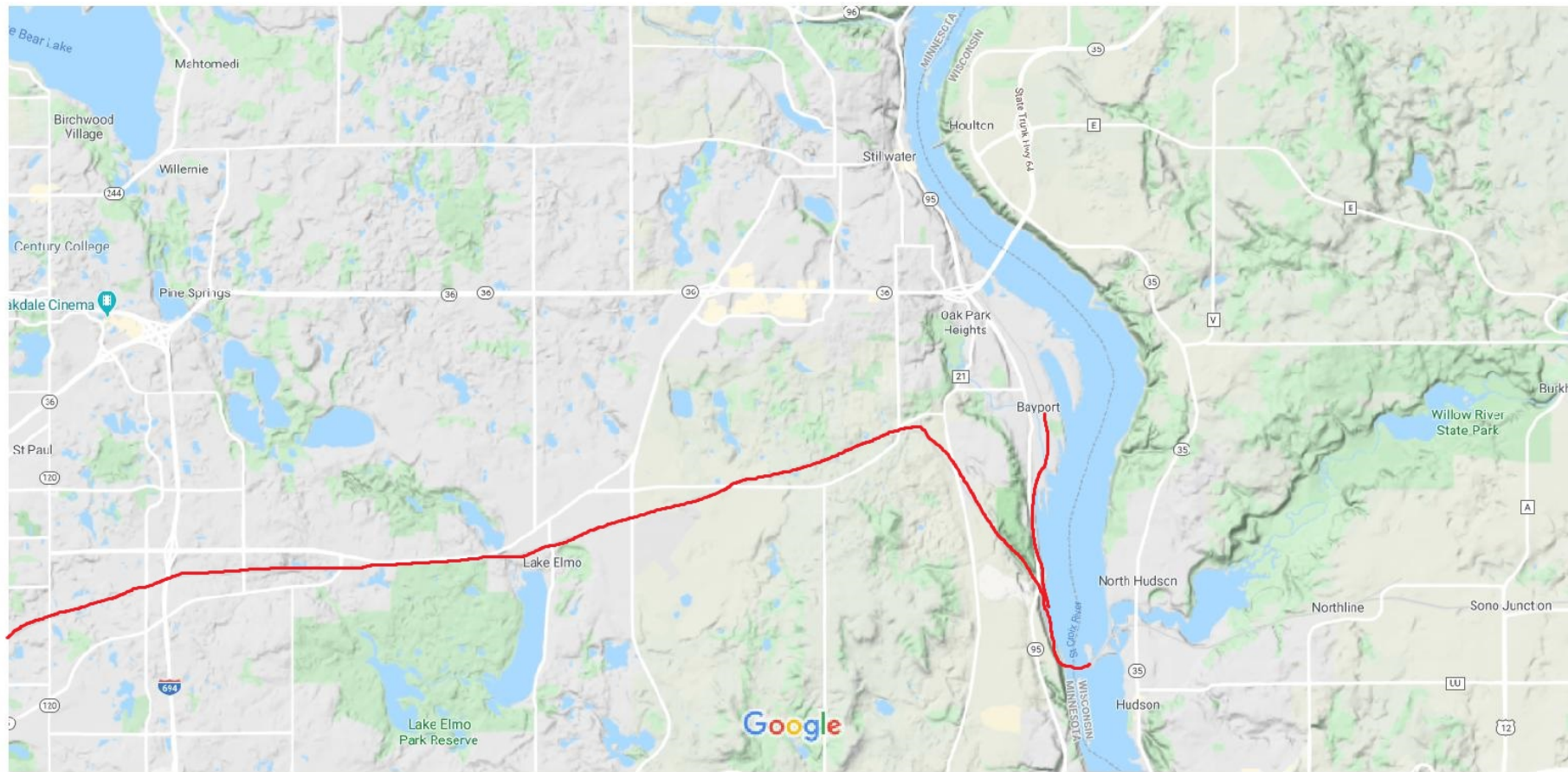
EXHIBIT A

MAPS

Docket No. AB 882 (Sub-No. 4X)
Minnesota Commercial Railway Company -
Discontinuance of Trackage Rights -
In Anoka, Hennepin, Ramsey and Washington Counties, Minnesota



Docket No. AB 882 (Sub-No. 4X)
Minnesota Commercial Railway Company -
Discontinuance of Trackage Rights -
In Anoka, Hennepin, Ramsey and Washington Counties, Minnesota



Map data ©2020 1 mi

BEFORE THE
SURFACE TRANSPORTATION BOARD

DOCKET NO. AB 882 (SUB-NO. 4X)

MINNESOTA COMMERCIAL RAILWAY COMPANY
– DISCONTINUANCE OF TRACKAGE RIGHTS –
IN ANOKA, HENNEPIN, RAMSEY, AND WASHINGTON COUNTIES, MINN.

EXHIBIT B

CERTIFICATION AND VERIFICATION OF

JOHN W. GOHMANN

DOCKET NO. AB-882 (SUB.-NO. 4X)

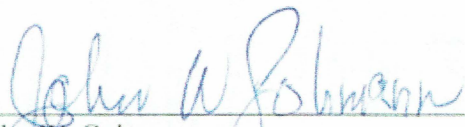
**MINNESOTA COMMERCIAL RAILWAY COMPANY
- DISCONTINUANCE OF TRackage RIGHTS -
IN ANOKA, HENNEPIN, RAMSEY, AND WASHINGTON COUNTIES, MINN.**

CERTIFICATION AND VERIFICATION

I, John W. Gohmann, hereby certify and verify under penalty of perjury as follows:

1. Minnesota Commercial Railway Company ("MNNR") seeks to discontinue its trackage rights operations over contiguous segments of railroad line (the "Line") extending generally from BNSF's Northtown Yard in Fridley and Minneapolis, Minnesota, to Bayport, Minnesota, a total of approximately 37.2 route miles traversing portions of Anoka, Hennepin, Ramsey, and Washington Counties, Minnesota.
2. MNNR has handled no local traffic over the Line for at least two years, and there will be no effect on overhead traffic as a result of the proposed discontinuance; and
3. No formal complaint filed by a user of rail service (or a state or local government entity acting on behalf of such user) regarding MNNR's cessation of service over the Line is either pending with the Surface Transportation Board or any U.S. District Court or has been decided in favor of the complainant within the past two years.
4. I have read the foregoing trackage rights discontinuance notice of exemption; know the facts asserted therein are true and accurate as stated to the best of my knowledge, information, and belief; and state that I am duly authorized to make such verification on behalf of MNNR.

Dated: March 31, 2020



John W. Gohmann
President
Minnesota Commercial Railway Company

BEFORE THE
SURFACE TRANSPORTATION BOARD

DOCKET NO. AB 882 (SUB-NO. 4X)
MINNESOTA COMMERCIAL RAILWAY COMPANY
– DISCONTINUANCE OF TRACKAGE RIGHTS –
IN ANOKA, HENNEPIN, RAMSEY, AND WASHINGTON COUNTIES, MINN.

EXHIBIT C

**CERTIFICATES OF SERVICE AND
PUBLICATION**

CERTIFICATE OF SERVICE

I hereby certify that on April 10, 2020, in accordance with the requirements of 49 C.F.R. § 1152.50(d)(1), notice in the attached form (in letters dated as of April 9, 2020) was served by first class mail, postage prepaid, upon the following parties:

Military Surface Deployment & Distribution Command
Transportation Engineering Agency
ATTN: SDTE-SA (Railroads for National Defense)
1 Soldier Way, Building 1900W
Scott AFB, IL 62225-5006

Mr. Robert Ratcliffe
Chief, Conservation & Outdoor Recreation
National Park Service
1849 C Street, N.W., Org. Code 2220
Washington, DC 20240-0001

Mr. Thomas L. Tidwell
Chief of the Forest Service
U.S. Department of Agriculture
1400 Independence Avenue, S.W.
Washington, DC 20250-1111

Minnesota Public Utilities Commission
121 7th Pl. E. #350
St. Paul, MN 55101

Minnesota Transportation Department
395 John Ireland Blvd.
St. Paul, MN 55155

April 20, 2020

/s/ *R. A. Wimbish*

Robert A. Wimbish
Attorney for Minnesota Commercial
Railway Company

FLETCHER & SIPPEL LLC

ATTORNEYS AT LAW

29 North Wacker Drive
Suite 800
Chicago, Illinois 60606-3208

Phone: (312) 252-1500
Fax: (312) 252-2400
www.fletcher-sippel.com

ROBERT A. WIMBISH
(312) 252-1504
rwimbish@fletcher-sippel.com

April 9, 2020

Military Surface Deployment & Distribution Command
Transportation Engineering Agency
Attn: SDTE-SA (Railroads for National Defense)
1 Soldier Way, Bldg. 1900W
Scott AFB, IL 62225-50067

**Re: Docket No. AB 882 (Sub-No. 4X)
Minnesota Commercial Railway Company – Discontinuance of Trackage
Rights – In Anoka, Hennepin, Ramsey, and Washington Counties, Minnesota**

Dear Sir/Madam:

On or about April 20, 2020, Minnesota Commercial Railway Company (“MNNR”) intends to file with the Surface Transportation Board, Washington, DC (the “Board”), a notice of exemption under 49 C.F.R. Part 1152, Subpart F – *Exempt Abandonments and Discontinuances of Service and Trackage Rights* to discontinue trackage rights over multiple segments of railroad line extending approximately 37.2 miles generally from Northtown Yard in Fridley and Minneapolis, Minnesota, to Bayport, Minnesota.

The line segments over which MNNR proposes to discontinue trackage rights are as follows: (1) a line segment roughly 11.1 miles in length owned by BNSF Railway Company (“BNSF”) extending from milepost 12.5 at Northtown (on BNSF’s Staples Subdivision) to milepost 1.4 at Westminster, Minnesota (on BNSF’s Midway Subdivision); (2) a line segment roughly 4.6 miles in length owned by BNSF extending from milepost 12.5 at Northtown (on BNSF’s Staples Subdivision) to milepost 7.9 at Park Junction, Minnesota (on BNSF’s St. Paul Subdivision); and (3) a line segment roughly 21.5 miles in length owned by Union Pacific Railroad Company (“UP”) extending from BNSF milepost 1.4 (Midway Subdivision)/UP milepost 1.0 (on UP’s Altoona Subdivision) at Westminster to milepost 2.5 at Bayport (on UP’s Stillwater Industrial Lead). The segments traverse United States Postal Service ZIP Codes 55003, 55042, 55082, 55101, 55103, 55104, 55106, 55108, 55114, 55117, 55119, 55128, 55130, 55413, 55414, 55418, 55421, and 55455. The proceeding will be docketed as STB Docket No. AB 882 (Sub-No. 4X). Maps depicting the segments are enclosed. MNNR’s notice of exemption will be filed pursuant to 49 C.F.R. § 1152.50(b).

We are notifying you of the proposed discontinuance in accordance with the requirements of 49 C.F.R. § 1152.50(d)(1). If you have any questions about the abandonment notice of exemption that MNNR plans soon to file, please review the applicable regulations or contact me at 312-252-1504 or the Surface Transportation Board, 395 E Street SW Washington, DC 20423-0001; TEL: (202) 245-0230.

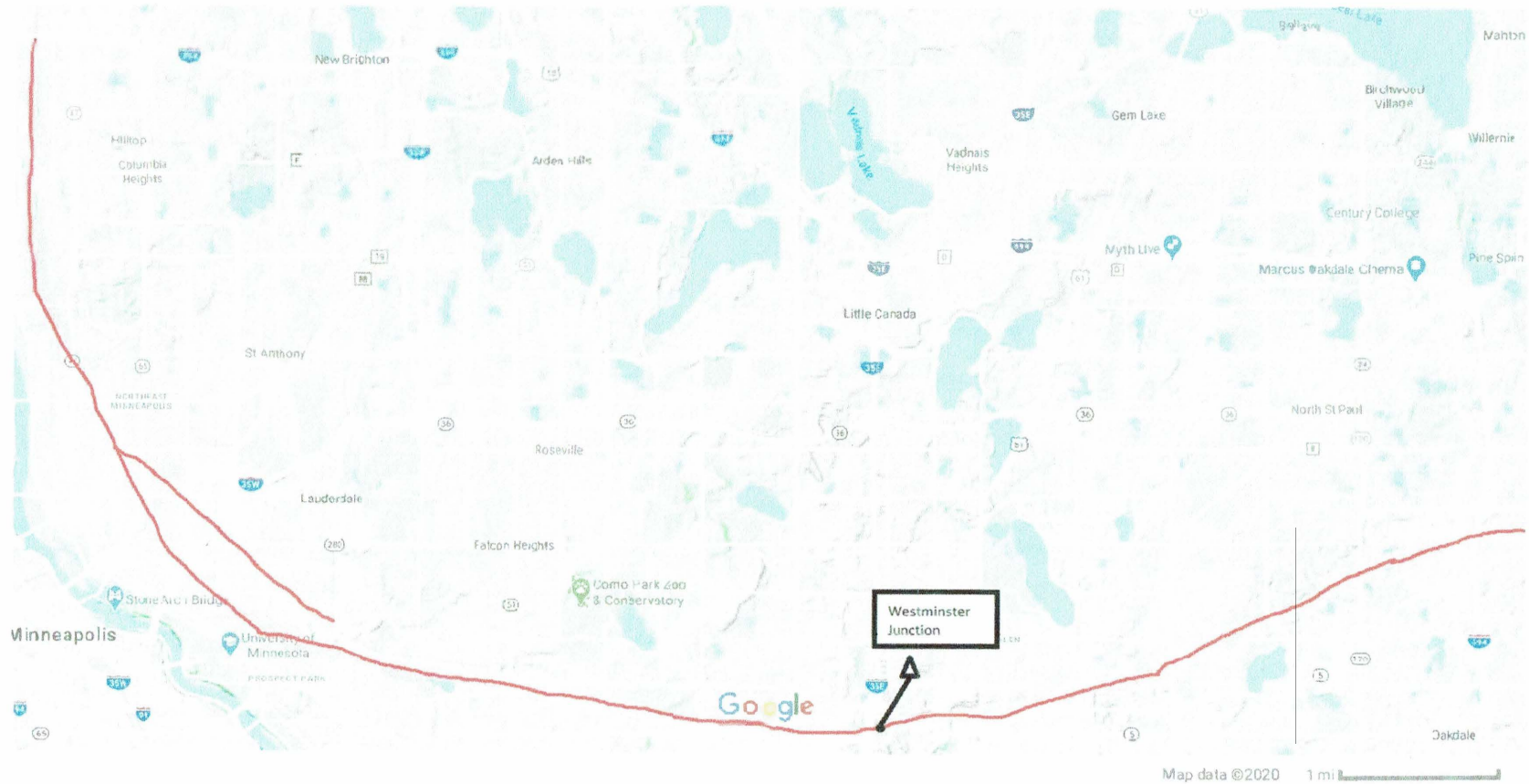
Sincerely,

Robert A. Wimbish

Robert A. Wimbish
Attorney for Minnesota Commercial
Railway Company

Enclosure

Docket No. AB 882 (Sub-No. 4X)
Minnesota Commercial Railway Company -
Discontinuance of Trackage Rights -
In Anoka, Hennepin, Ramsey and Washington Counties, Minnesota



Docket No. AB 882 (Sub-No. 4X)
Minnesota Commercial Railway Company -
Discontinuance of Trackage Rights -
In Anoka, Hennepin, Ramsey and Washington Counties, Minnesota



Map data ©2020 1 mi

CERTIFICATE OF NEWSPAPER PUBLICATION

I certify that a “Notice of Intent to Discontinue Trackage Rights,” in the form prescribed by the Surface Transportation Board and as attached hereto, was published on April 16, 2020, in the Minneapolis Star Tribune, a newspaper of general circulation in Anoka, Hennepin, Ramsey, and Washington Counties, Minnesota, where the subject railroad lines are located.

April 20, 2020

/s/ *R. A. Wimbish*

Robert A. Wimbish
Attorney for Minnesota Commercial
Railway Company

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)



650 3rd Ave. S, Suite 1300 | Minneapolis, MN | 55488

Terri Swanson, being first duly sworn, on oath states as follows:

1. (S)He is and during all times herein stated has been an employee of the Star Tribune Media Company LLC, a Delaware limited liability company with offices at 650 Third Ave. S., Suite 1300, Minneapolis, Minnesota 55488, or the publisher's designated agent. I have personal knowledge of the facts stated in this Affidavit, which is made pursuant to Minnesota Statutes §331A.07.
2. The newspaper has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statutes §331A.02.
3. The dates of the month and the year and day of the week upon which the public notice attached/copied below was published in the newspaper are as follows:

<u>Dates of Publication</u>	<u>Advertiser</u>	<u>Account #</u>	<u>Order #</u>
StarTribune 04/16/2020	FLETCHER & SIPPEL LLC	1000373619	352807

4. The publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to § 331A.06, is as follows: **\$560.00**

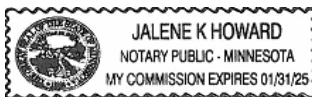
5. Mortgage Foreclosure Notices. Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notices: The newspaper's known office of issue is located in Hennepin County. The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

FURTHER YOUR AFFIANT SAITH NOT.

Terri Swanson

Subscribed and sworn to before me on: 04/16/2020

Jalene K. Howard



Notary Public

Star Tribune

Ad Number: 0000352807-01

Advertiser: FLETCHER & SIPPET LLC

Insertion Number: N/A

Agency: N/A

Size: 1 Col x 8.82 in

Color Type: 0

Section-Page-Zone(s): D-5-Southwest

Description: Notice of Intent to Discontinue

Star Tribune

Ad Number: 0000352807-01

Advertiser: FLETCHER & SIPPET LLC

Insertion Number: N/A

Agency: N/A

Size: 1 Col x 8.82 in

Color Type: 0

Section-Page-Zone(s): D-5-Southwest

Description: Notice of Intent to Discontinue

THURSDAY, APRIL 16, 2020

Legal Notices

Notice of Intent to Discontinue Rail Service -- Minnesota Commercial Railway Company

Minnesota Commercial Railway Company (MNNR) gives notice that on or about April 20, 2020, it intends to file with the Surface Transportation Board, Washington, DC 20423 (the "Board"), a notice of exemption under 49 C.F.R. part 1152 Subpart F - Exempt Abandonments and Discontinuances of Service and Trackage Rights, permitting the discontinuance of MNNR's operating rights over an approximately 37.2 mile line of railroad extending from BNSF's Northtown Yard in Fridley and Minneapolis to Baytown, Minnesota. The lines over which MNNR seeks discontinuance authority are comprised of: (1) a line segment roughly 11.1 miles in length owned by BNSF Railway Company ("BNSF") extending from milepost 12.5 at Northtown (on BNSF's Staples Subdivision) to milepost 14.4 at Westminster, Minnesota (on BNSF's Midway Subdivision); (2) a line segment roughly 4.6 miles in length owned by BNSF extending from milepost 12.5 at Northtown (on BNSF's Staples Subdivision) to milepost 7.9 at Park Junction, Minnesota (on BNSF's St. Paul Subdivision); and (3) a line segment roughly 21.5 miles in length owned by Union Pacific Railroad Company ("UP") extending from milepost 14.4 (Midway Subdivision) /UP milepost 1.0 (on UP's Altoona Subdivision) at Westminster to milepost 2.5 at Bayport (on UP's Stillwater Industrial Lead) (the "Line"), traversing United States Postal Service ZIP Codes 55003, 55042, 55082, 55101, 55103, 55106, 55108, 55114, 55117, 55119, 55128, 55130, 55413, 55414, 55418, 55421, and 55455 in Anoka, Hennepin, Ramsey and Washington Counties, Minnesota. The proceeding will be docketed as AB 882 (Sub-No. 4X).

The proposed discontinuance is exempt from the Board's environmental and historic reporting requirements, 49 C.F.R. 1105.6(c) and 1105.8(b). Interested persons may make inquiries regarding environmental matters by writing to the Office of Environmental Analysis, Surface Transportation Board, Washington, DC 20423 or by calling that office at 202-245-0291. Offers of financial assistance to continue rail service (if appropriate) can be filed with the Board. Public use conditions for the proceeding/trails use are not available in proceedings involving only a discontinuance and not an abandonment. Any proposed discontinuance matters other than environmental issues (such as offers of financial assistance) must be filed directly with the Board's Section of Administrative Proceedings, Office of Proceedings, 395 E Street, S.W., Washington, DC 20423-0001 [see 49 C.F.R. 1104.1], and one copy must be served on MNNR's representative (see 49 C.F.R. 1104.12(a)). Questions regarding offers of financial assistance or the Board's discontinuance procedure may be directed to the Board's Office of Public Assistance, Governmental Affairs & Compliance at 202-245-0238. Copies of any comments or requests for conditions should be served on MNNR's representative at the following address:

Robert A. Kimblish, Esq.
Fletcher & Sippeil LLC
29 North Walker Drive
Suite 800
Chicago, Illinois 60606-3208
(312) 252-1500

Mortgage Foreclosures

19-112021 NOTICE OF BROKER AND MORTGAGE 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. NOTICE IS HEREBY GIVEN, that default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE: November 5, 2004
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$86,000.00
MORTGAGOR(S): Raymond L Loften and Marjorie Loften, husband and wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc. TRANSACTOR: Mortgage Electronic Registration Systems, Inc.

MIN#: 100021278843355400
LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: U.S. Bank N.A. SERVICER: Specialized Loan Servicing LLC
DATE AND PLACE OF FILING: Filed November 22, 2004, Anoka County Recorder, as Document Number 19 70836.020
ASSIGNMENTS OF MORTGAGE: Assigned to: U.S. Bank National Association; Dated: May 15, 2017 Filed: May 16, 2017, recorded as document number 2171059.001. Thereafter assigned to Specialized Loan Servicing LLC dated January 9, 2019 and recorded on January 23, 2019 as Document Number 221 8354.001.

LEGAL DESCRIPTION OF PROPERTY: That part of Lot 12, Block 1, of the duly recorded plat of Sand Creek Woods 5th Addition, lying Southerly of the line described as commencing at the Northeast corner of said Lot 12, then easterly along the East line thereof a distance of 55.65 feet to the actual point of beginning of the line to be hereby described, then westerly along said line to be hereby described a distance of 199.56 feet, more or less, to terminate said line at a point on the West line of said Lot 12 a distance of 54.25 feet South of the Northwest corner thereof

PROPERTY ADDRESS: 11987 Wintergreen St NW, Coon Rapids, MN 55448

PROPERTY IDENTIFICATION NUMBER: 11-31-24-42-0086
COUNTY IN WHICH PROPERTY IS LOCATED: Anoka

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$68,802.00
THAT all pre-foreclosure requirements have been complied with, that no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof; PURSUANT to the power of sale contained in said mortgage, and above described property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE: January 24, 2020, 10:00am

PLACE OF SALE: Sheriff's Main Office, 13301 Hanson Blvd NW, Andover, MN 55304

to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorneys fees allowed by law, subject to redemption within 6 months from the date of said sale by the mortgageor(s) the personal representatives or assigns.

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 mortgageor(s) must vacate the property, if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 580.23, is 11:59 p.m. on July 24, 2020, or the next business day if the date falls on a Saturday, Sunday or legal holiday.

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 NOT A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.
Dated: November 25, 2019
Specialized Loan Servicing LLC
Assignee of Mortgagee
SHAPIRO & ZIELKE, LLP

CLASSIFIEDS + PUBLIC NOTICES

STARTRIBUNE.COM/CLASSIFIEDS • 612.673.7000 • 800.927.9233

107 Home & Commercial Services

LAWN & LANDSCAPING www.HappyYardMN.com

Spring clean-ups, gutter cleaning, shrub & brush removal, tree/shrub trimming, sod installation & landscaping, tree removal, stump pulling, weeding, trees, patio installation.

Residential & Commercial 20% Off Competitors! 612-990-0945

PAINTING - G.R.'s Painting
Wallpaper Removal, Woodworking, 12.5 at Northtown (on BNSF's Staples Subdivision) to milepost 14.4 at Westminister, Minnesota (on BNSF's Midway Subdivision);

324 Collectibles

"PUBLIC AUCTION" Estate, Safe Deposits, Consign.

SUNDAY, APRIL 19, 11AM
Consignment
Jewelry, Collectibles.
Photo catalog online April 8 @ WWW.PROXIBID.COM/JPC
For info: 612-231-5999
James Peterson Company

371 Jewelry & Precious Metals

"ANNUAL MOTHER'S DAY JEWELRY @ AUCTION"

SUNDAY, APRIL 19, 11AM.
Huge Selection of Jewelry for Mother's Day!
Photo catalog online Wed April 8 @ WWW.PROXIBID.COM/JPC
For info: 612-231-5999
James Peterson Company

Place a classified ad today.

Mortgage Foreclosures

BY Lawrence P. Zielke - 152559
Melissa L. B. Porter - 0337778
Randolph W. Dawdy - 2160X
Gary J. Evers - 0134764
Tracy J. Halliday - 034610X
12550 West Frontage Rd, Suite 200 Burnsville, MN 55337
(952) 831-4060

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.
NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for January 24, 2020, at 10:00 AM, has been postponed to March 24, 2020, at 10:00 AM, and will be held at sheriff's main address 13301 Hanson Blvd NW, Andover, MN 55304.

Unless the mortgage is reinstated under Minnesota Statute 580.30 or the property is redeemed under Minnesota Statute 580.23 the property must be vacated by September 24, 2020. If this date falls on a Saturday, Sunday or legal holiday, the date to vacate will be the next business day at 11:59 p.m.

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.
Dated: January 27, 2020.
Specialized Loan Servicing LLC
Assignee of Mortgagee
SHAPIRO & ZIELKE, LLP
Lawrence P. Zielke - 152559
Melissa L. B. Porter - 0337778
Randolph W. Dawdy - 2160X
Gary J. Evers - 0134764
Tracy J. Halliday - 034610X

12550 West Frontage Road, Suite 200 Burnsville, MN 55337
(952) 831-4060

Attorney for Assignee of Mortgage
NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for March 24, 2020, at 10:00AM, has been postponed to May 22, 2020, at 10:00AM, and will be held at sheriff's main address 13301 Hanson Blvd NW, Andover, MN 55304.

Unless the mortgage is reinstated under Minnesota Statute 580.30 or the property is redeemed under Minnesota Statute 580.23 the property must be vacated by November 22, 2020. If this date falls on a Saturday, Sunday or legal holiday, the date to vacate will be the next business day at 11:59 p.m.

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.
Dated: April 13, 2020.
Specialized Loan Servicing LLC
Assignee of Mortgagee
SHAPIRO & ZIELKE, LLP
Lawrence P. Zielke - 152559
Melissa L. B. Porter - 0337778
Randolph W. Dawdy - 2160X
Gary J. Evers - 0134764
Tracy J. Halliday - 034610X

12550 West Frontage Road, Suite 200 Burnsville, MN 55337
(952) 831-4060

Attorney for Assignee of Mortgage
4/16/20 Star Tribune

NOTICE OF MORTGAGE 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. NOTICE IS HEREBY GIVEN, that default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE: April 24, 2007

MORTGAGOR: Zeinab M Ahmed, a married person.

MORTGAGEE: Wells Fargo Bank N.A.

DATE AND PLACE OF RECORDING: Recorded July 10, 2007, as Document No. 9004780.

ASSIGNMENTS OF MORTGAGE: Assigned to: Minnesota Housing Finance Agency. Dated April 24, 2007 and recorded on January 23, 2019 as Document No. 9004781.

TRANSACTION AGENT: NONE

TRANSACTION AGENT'S MORTGAGE ORIGINATOR STATED ON MORTGAGE: NONE

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Wells Fargo Bank N.A.

RESIDENTIAL MORTGAGE SERVICER: U.S. Bank National Association

LEGAL DESCRIPTION OF PROPERTY ADDRESS: 7766 York Lane North, Brooklyn Park, MN 55443

TAX PARCEL I.D. #: 22-119-21-44-0086

LEGAL DESCRIPTION OF PROPERTY: Lot 1, Block 3, Parkway Terrace East, Hennepin County, Minnesota

COUNTY IN WHICH PROPERTY IS LOCATED: Hennepin

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$166,000.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$174,784.73

That prior to the commencement of this mortgage foreclosure proceeding Mortgage/Assignee of Mortgage, or any part thereof, Pursuant to the power of sale contained in said mortgage, the above described property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE: March 3, 2020 at 11:00 AM

PLACE OF SALE: Hennepin County Sheriff's Office, Civil Division, Room 30, 350 South 5th Street, Minneapolis, MN to pay the debt then secured by said mortgage and taxes, if any, on said premises, and the costs and disbursements, including attorneys' fees allowed by law subject to redemption within six (6) months from the date of said sale by the mortgageor(s), their personal representatives or assigns unless reduced to five (5) weeks under MN Stat. §580.07.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling,

395 Misc. For Sale & Wanted

WANTED FREON R12. We pay CASH.
R12 R500 R11. Convenient. Certified professionals. 312-291-9169
RefrigerantFinders.com/ad

404 Dogs

English Bulldog, Rare Colored AKC Puppies
Chocolately bulldogs.com has some beautiful AKC registered rare colored English bulldog puppies available. 612-242-3797

FRENCH BULLDOG AKC PUPS
vet chkd, vacc, wormed. Ready 4/24. Pricing starts at \$2000. 218-639-2573

LAB AKC PUPS
NATIONAL CHAMP LINES
Black, yellow, fawn, 1st shots, dewormed, microchipped, dew-clawed, health guar. Pedigrees upon request. Call/text 218.428.0872

404 Dogs

German Shepherd Pups
Mother is W. German import. Father is E. German/Czech. Both OFA certified hips. This litter is a world champ in personal protection, tracking, and obedience. Pups will have large square heads, strong structures, solid temperaments, and will make great deterrent dogs for families. Full registration. \$2,000. 605-237-2569

GERMAN SHEPHERD PUPS
AKC. Exc temp. Genetic guar antee. 715-537-5413. www.jerland.com

German Shorthaired Pointer
Born 2/12. AKC. Excellent hunters, family dogs. Liver/white. 3 males, 2 females. \$500 each. 507-794-3712

GOLDEN RETRIEVER PUPPIES
Field Lines. www.orionskennel.com \$1000, health guar. 772-643-1340

JOBS

technology/engineering

SENIOR QUALITY ANALYSTS

Cotiviti, Inc., Bloomington, MN. As a member of the Quality Intel Develop. team, the Sr. Quality Analyst identifies & implements processes that minimize product defects & decrease the time reqs. to market. We back end processes to deliver defect-free software solutions to our customers. Min. reqs.: Bachelor's Degree (foreign equiv. degr. accept.) in Comp. Sci., Comp. Eng., or a related field of study; 8 & 2 years of experience in healthcare data analytics industry in a quality analyst position. Criminal background check req. for all applicants. Mail resumes to Robin Callahan, Manager, HR Compliance, Cotiviti, Inc., 6802 Paragon Pl., Ste. 400, Richmond, VA 23230 with ref. to Job Code: COTNSN2. No calls.

Mortgage Foreclosures

unless otherwise provided by law, the date on or before which the mortgageor(s) must vacate the property if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 580.23 is 11:59 p.m. on September 3, 2020, unless that date falls on a weekend or legal holiday, in which case it is the next weekday, and unless the redemption period is reduced to 5 weeks under MN Stat. §580.07.

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.
NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

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Unless the mortgage is reinstated under Minnesota Statute 580.30 or the property is redeemed under Minnesota Statute 580.23 the property must be vacated by September 24, 2020. If this date falls on a Saturday, Sunday or legal holiday, the date to vacate will be the next business day at 11:59 p.m.

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.
Dated: December 27, 2019.
Minnesota Housing Finance Agency
Mortgagee/Assignee of Mortgagee
USSET, WEINGARDEN AND LIEBO, P.L.L.P.

Attorneys for Mortgagee/Assignee of Mortgagee
4500 Park Glen Road #300 Minneapolis, MN 55416
(952) 925-6888
135-19-008439 FC

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.
NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

Pursuant to the provisions of Minnesota Statutes 580.07, the foregoing foreclosure sale is postponed until June 23, 2020, at 11:00 AM at the Hennepin County Sheriff's Office, Civil Division, Room 30, 350 South 5th Street, Minneapolis, MN, in said county and state.

Dated: March 6, 2020
Minnesota Housing Finance Agency
Mortgagee/Assignee of Mortgagee
USSET, WEINGARDEN AND LIEBO, P.L.L.P.

Attorneys for Mortgagee/Assignee of Mortgagee
4500 Park Glen Road #300 Minneapolis, MN 55416
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NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

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Dated: April 14, 2020
Minnesota Housing Finance Agency
Mortgagee/Assignee of Mortgagee
USSET, WEINGARDEN AND LIEBO, P.L.L.P.

Attorneys for Mortgagee/Assignee of Mortgagee
4500 Park Glen Road #300 Minneapolis, MN 55416
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Dated: April 14, 2020
Minnesota Housing Finance Agency
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Attorneys for Mortgagee/Assignee of Mortgagee
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Dated: April 14, 2020
Minnesota Housing Finance Agency
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Dated: April 14, 2020
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135-1