

STATE OF MINNESOTA  
COUNTY OF RAMSEY

DISTRICT COURT  
SECOND JUDICIAL DISTRICT

Case Type 14 – Other Civil  
Reduction in Redemption Period

Court File No. 62-CV-21-4266

CommonGrowth LLC,

Plaintiff,

vs.

Susan A Stangland,

Defendant(s).

**ORDER  
REDUCING REDEMPTION PERIOD**

The above-entitled matter came on for remote hearing, via Zoom video conference, on September 1, 2021, in the Ramsey County District Court, in the City of St. Paul, said county and state, and Michael V Schleisman appeared on behalf of the Plaintiff and there was no appearance by any of the defendant(s).

The court having duly considered the complaint, and the evidence produced by Plaintiff, finds:

1. Plaintiff is the holder of that certain Sheriff's Certificate dated August 4, 2021 and recorded August 9, 2021 in the Office of the Ramsey County Recorder as Document No. A04900964.
2. Defendant(s) Susan A Stangland is/are the record owner(s) of real property in Ramsey County, Minnesota legally described as follows:  
  
Lot 9, Block 5, Hamline Syndicate Addition No. 1, Ramsey County, Minnesota,  
and commonly known as: 1514 Van Buren Ave, Saint Paul, MN 55104.
3. On November 5, 2010, Susan A Stangland, executed and delivered to Mortgages Unlimited Inc. a note in the principal amount of \$132,000.00 (the "Note").
4. To secure payment of the Note, Susan A Stangland, an unmarried woman executed and delivered a mortgage in favor of Mortgage Electronic Registration Systems, Inc. as nominee for

Mortgages Unlimited Inc., dated November 5, 2010, and recorded on November 15, 2010, in the Office of the Ramsey County Recorder as Document No. 4252430, (the "Mortgage"), which mortgaged the premises described in paragraph 2, above.

5. The Mortgage was assigned as follows: To U.S. Bank National Association, by an Assignment of Mortgage dated June 14, 2017, and recorded on June 16, 2017, in the Office of the Ramsey County Recorder as Document No. A04663086. To Specialized Loan Servicing LLC, by an Assignment of Mortgage dated December 10, 2018, and recorded on December 13, 2018, in the Office of the Ramsey County Recorder as Document No. A04738862.
6. There has been a default in the payment of money under the Mortgage for at least 60 days as of the date of this Complaint.
7. A foreclosure of the Mortgage by advertisement was completed, wherein Plaintiff was the purchaser, and the notice of sale contains the statement required by Minnesota Statutes, Section 580.04, clause (a)(7).
8. The mortgaged premises are:
  - a. Ten acres or less in size;
  - b. Improved with a residential dwelling consisting of less than five units, which is not a model home, nor a dwelling under construction;
  - c. Not property used in agricultural production; and
  - d. Abandoned.
9. The mortgaged premises are vacant, unoccupied and abandoned as required by Minnesota Statutes Sec. 582.032, Subd. 7.
10. All statutory provisions have been complied with including Minnesota Statutes, Section 582.032.
11. The owner(s) of said property has not/have not filed a case under the United States Bankruptcy Code.

12. The owner(s) of said property are not in the military or naval service of the United States of America as of the date of this Order or for twelve (12) months prior thereto.

**NOW, THEREFORE, IT IS HEREBY ORDERED AS FOLLOWS:**

That the mortgagor's redemption period under the foreclosure of Mortgage dated November 5, 2010, and recorded on November 15, 2010, in the Office of the Ramsey County Recorder as Document No. 4252430 regarding real property described as follows:

Lot 9, Block 5, Hamline Syndicate Addition No. 1, Ramsey County, Minnesota,  
is reduced to five weeks from the date of entry of this Order.

BY THE COURT:



Sep 1 2021 2:43 PM

JUDGE OF DISTRICT COURT

The foregoing facts were found by me after due hearing, and the entry of this Order is recommended.

Wayne D. Anderson, Examiner of Titles



Sep 1 2021 2:19 PM

Certified to be a true and correct copy of the document filed with the court.  
State of Minnesota, District Court, County of Ramsey  
Dated this 1<sup>st</sup> day of September 2021  
By W. Shaw Dufzurn, Deputy

