

UNITED STATES DISTRICT COURT
DISTRICT OF MINNESOTA

UNITED STATES OF AMERICA,

Case No. 22-cv-154 (SRN/DJF)

Plaintiff,

PETITION ASSERTING INTEREST
IN PROPERTY PURSUANT TO
21 U.S.C. § 853(n)

v.

6. 2722 Park Avenue South,
Minneapolis, Minnesota, et al.

Defendants.

SECTION I – CONTACT INFORMATION

A. PETITIONER INFORMATION:

Petitioner Name and Address (Prisoner Id, if applicable): County of Hennepin County Attn: Amber Pajak, Tax Forfeited Lands Supervisor 300 South Sixth Street Minneapolis, MN 55487	
Phone: 612-348-8648	Email (optional): amber.pajak@hennepin.us

B. ATTORNEY INFORMATION (if applicable):

Attorney Name: Rebecca Holschuh	
Firm Name: Hennepin County Attorney's Office	
Mailing Address: A2000 Government Center 300 South Sixth Street Minneapolis, MN 55487	
Phone: 612-348-4797	Email: Rebecca.holschuh@hennepin.us

If any of this information changes, you are responsible for notifying the agency of the new information.

SECTION II – ASSET LIST

A. Identify the asset ID and asset description for each asset you are petitioning and indicate your role as a petitioner for each asset. You may select one or more roles.

Asset Id	Asset Description	Owner	Lienholder																		
	Delinquent ad valorem property taxes owing on the following properties within Hennepin County: <table border="1" data-bbox="217 575 1263 814"> <thead> <tr> <th>Property ID</th> <th>Property Address</th> <th>Delinquency</th> </tr> </thead> <tbody> <tr> <td>35 029 24 32 0017</td> <td>2722 Park Avenue South, Minneapolis, Minnesota</td> <td>\$ 35,727.05</td> </tr> <tr> <td>35 029 24 32 0157</td> <td>2742 Park Avenue South, Minneapolis, Minnesota</td> <td>\$ 26,574.71</td> </tr> <tr> <td>07 118 22 22 0068</td> <td>5150 Alvarado Lane, Plymouth, Minnesota</td> <td>\$ 14,248.47</td> </tr> <tr> <td>35 029 24 13 0265</td> <td>2529 12th Avenue South, Minneapolis, Minnesota</td> <td>\$ 7,667.35</td> </tr> <tr> <td>22 119 21 22 0006</td> <td>8432 Noble Ave N., Brooklyn Park, Minnesota</td> <td>\$ 21,893.56</td> </tr> </tbody> </table>	Property ID	Property Address	Delinquency	35 029 24 32 0017	2722 Park Avenue South, Minneapolis, Minnesota	\$ 35,727.05	35 029 24 32 0157	2742 Park Avenue South, Minneapolis, Minnesota	\$ 26,574.71	07 118 22 22 0068	5150 Alvarado Lane, Plymouth, Minnesota	\$ 14,248.47	35 029 24 13 0265	2529 12th Avenue South, Minneapolis, Minnesota	\$ 7,667.35	22 119 21 22 0006	8432 Noble Ave N., Brooklyn Park, Minnesota	\$ 21,893.56		X
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You must identify your role for each asset in your petition – see attached explanation sheet. Use additional asset sheet if necessary.

SECTION III - INTEREST IN PROPERTY

In the space below, please explain the nature and extent of your right, title and interest in the property and the time and circumstances or your acquisition of the right title and interest in the property and any additional facts supporting your claim. Please attach any relevant documents, such as police reports or receipts, if you have them.

Property taxes attach to real property in Minnesota each year by operation of law. See Minn. Stat. §§ 273.01, 275.28, subd. 3. These taxes are a “perpetual” lien as of the assessment date. Minn. Stat. § 272.31. The property tax obligation includes all taxes levied by the taxing districts in which a property is located, including the state, county, city, school district, watershed district, and sanitary district. See Minn. Stat. § 275.065. The county auditor must collect property taxes on behalf of all these taxing authorities. On January 1 of the following year, any unpaid taxes become delinquent and interest begins to accrue. Minn. Stat. § 279.03, subd. 1.

See Attachment A for a statement of delinquent taxes owing on each property.

SECTION IV – DECLARATION AND REPRESENTATION

The following declaration should be completed by the petitioner. If the petitioner is represented by an attorney, the attorney may complete the declaration as long as the petitioner completes the sworn notice of representation.

I attest and declare under penalty of perjury that my petition is not frivolous, and the information provided in support of my petition is true and correct to the best of my knowledge and belief.

July 21, 2023
Date

/s Rebecca Holschuh
Signature

Rebecca Holschuh
Print name

Sworn Notice of Representation

This section must be completed only by petitioners who are represented by an attorney and whose attorney has executed the declaration provided above.

I have retained the above-named attorney who has authority to represent me in this matter. I have fully reviewed the foregoing petition and found that its contents are truthful and accurate in every respect. I declare under penalty of perjury that the foregoing information is true and correct.

July 24, 2023
Date

/s Amber Pajak
Signature

Amber Pajak
Print name

A petition containing false information may subject the petitioner to criminal prosecution under Title 18 United States Code Section 1001 and Title 18 United States Code Section 1621.

STATEMENT OF
DELINQUENT TAXES & TAX-FORFEITED LAND

Hennepin County
Taxpayer Services Department
A600 Government Center, 300 South Sixth Street
Minneapolis, MN 55487-0060
(612) 348-3734

RECEIPT ONLY IF VALIDATED

TAXPAYER OR AGENT:

ABDI SALAH & SHARMARKE ISSA
8907 2ND AVE S
BLOOMINGTON MN 55420



TAX RECORD FEE OWNER:

ABDI SALAH & SHARMARKE ISSA

PROPERTY ID NO. 35-029-24 13 0265
PROPERTY ADDRESS: 2529 12TH AVE S
MUNICIPALITY: MINNEAPOLIS (01)
LEGAL DESCRIPTION:
ADDITION NAME:
LOT: WARNOCK & LATONS SUBDIVISION OF
BLOCK: 012

DATE 07/21/23
PAYMENT TYPE DELINQUENT
CJ/CONTRACT NO.
DATE INITIATED
INSTALLMENT NO

INTEREST CALCULATED THRU 07/21/23

DESCRIPTION	TAX	SPECIALS	TOTAL TAX	OTHER COST	PENALTY	INTEREST	CJ COST/FEE	3% ASSURANCE	FORFEIT LAND	TOTAL
2022* TAXES	6,413.12		6,413.12	30.00	801.64	422.59				7,667.35
	6,413.12		6,413.12	30.00	801.64	422.59				7,667.35
By Deputy	MAKE CHECK PAYABLE TO: HENNEPIN COUNTY TREASURER YOUR CANCELLED CHECK IS YOUR RECEIPT									PAY THIS AMOUNT

STATEMENT OF
DELINQUENT TAXES & TAX-FORFEITED LAND

Hennepin County
CASE 0:22-cv-00154-SRN-DJP Doc. 73-1 Filed 07/24/23 Page 2 of 5
Taxpayer Services Department
A600 Government Center, 300 South Sixth Street
Minneapolis, MN 55487-0060
(612) 348-3734

RECEIPT ONLY IF VALIDATED

TAXPAYER OR AGENT:

COSMOPOLITAN BUS PROP LLC
 2722 PARK AVE
 MINNEAPOLIS MN 55407



TAX RECORD FEE OWNER:

COSMOPOLITAN BUS PROP LLC

PROPERTY ID NO. 35-029-24 32 0017
 PROPERTY ADDRESS: 2722 PARK AVE
 MUNICIPALITY: MINNEAPOLIS (01)
 LEGAL DESCRIPTION:
 ADDITION NAME:
 LOT: AUDITOR'S SUBDIVISION NO. 215
 BLOCK: 023

DATE 07/21/23
 PAYMENT TYPE DELINQUENT
 CJ/CONTRACT NO.
 DATE INITIATED
 INSTALLMENT NO

INTEREST CALCULATED THRU 07/21/23

DESCRIPTION	TAX	SPECIALS	TOTAL TAX	OTHER COST	PENALTY	INTEREST	CJ COST/FEE	3% ASSURANCE	FORFEIT LAND	TOTAL
2022* TAXES	32,306.28	1,991.74	34,298.02			1,429.03				35,727.05
	32,306.28	1,991.74	34,298.02			1,429.03				35,727.05

By Deputy

MAKE CHECK PAYABLE TO: HENNEPIN COUNTY TREASURER
YOUR CANCELLED CHECK IS YOUR RECEIPT

PAY THIS AMOUNT

STATEMENT OF
DELINQUENT TAXES & TAX-FORFEITED LAND

Hennepin County
Taxpayer Services Department
A600 Government Center, 300 South Sixth Street
Minneapolis, MN 55487-0060
(612) 348-3734

RECEIPT ONLY IF VALIDATED

TAXPAYER OR AGENT:

COSMOPOLITAN BUS PROP LLC
2722 PARK AVE
MINNEAPOLIS MN 55407



TAX RECORD FEE OWNER:

COSMOPOLITAN BUS PROP LLC

PROPERTY ID NO. 35-029-24 32 0157
PROPERTY ADDRESS: 2742 PARK AVE
MUNICIPALITY: MINNEAPOLIS (01)
LEGAL DESCRIPTION:
ADDITION NAME: LOT 1 TO 8 INCL
LOT: HALLS ADDITION TO MINNEAPOLIS
BLOCK: 001

DATE 07/21/23
PAYMENT TYPE DELINQUENT
CJ/CONTRACT NO.
DATE INITIATED
INSTALLMENT NO

INTEREST CALCULATED THRU 07/21/23

DESCRIPTION	TAX	SPECIALS	TOTAL TAX	OTHER COST	PENALTY	INTEREST	CJ COST/FEE	3% ASSURANCE	FORFEIT LAND	TOTAL
2022* TAXES	17,656.25	3,963.97	21,620.22	180.00	2,702.53	1,418.77				25,921.52
2021* TAXES		481.00	481.00	30.00	52.91	89.28				653.19
	17,656.25	4,444.97	22,101.22	210.00	2,755.44	1,508.05				26,574.71

By Deputy

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**STATEMENT OF
DELINQUENT TAXES & TAX-FORFEITED LAND**

Hennepin County
CASE 0:22-cv-00154-SRN-DJP Doc. 73-1 Filed 07/24/23 Page 4 of 5
 HC589 (12/21)
 Taxpayer Services Department
 A600 Government Center, 300 South Sixth Street
 Minneapolis, MN 55487-0060

RECEIPT ONLY IF VALIDATED

TAXPAYER OR AGENT:

(612) 348-3734

SALIM SAID
 ANISA MOHAMUD CHEKCHEKANI
 5150 ALVARADO LA N
 PLYMOUTH MN 55446



TAX RECORD FEE OWNER:

MICASA LLC

PROPERTY ID NO. 07-118-22 22 0068
PROPERTY ADDRESS: 5150 ALVARADO LA N
MUNICIPALITY: PLYMOUTH (40)
LEGAL DESCRIPTION: CREEKSIDE HILLS 2ND ADDITION
ADDITION NAME:
LOT: 013
BLOCK: 004

DATE 07/21/23
PAYMENT TYPE DELINQUENT
CJ/CONTRACT NO.
DATE INITIATED
INSTALLMENT NO

INTEREST CALCULATED THRU 07/21/23

DESCRIPTION	TAX	SPECIALS	TOTAL TAX	OTHER COST	PENALTY	INTEREST	CJ COST/FEE	3% ASSURANCE	FORFEIT LAND	TOTAL
2022* TAXES	12,380.78		12,380.78	30.00	1,052.37	785.32				14,248.47
	12,380.78		12,380.78	30.00	1,052.37	785.32				14,248.47

By Deputy

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STATEMENT OF
DELINQUENT TAXES & TAX-FORFEITED LAND

RECEIPT ONLY IF VALIDATED

Taxpayer Services Department
A600 Government Center, 300 South Sixth Street
Minneapolis, MN 55487-0060

TAXPAYER OR AGENT:

(612) 348-3734

FIVE A'S PROJECTS LLC
2722 PARK AVE STE 100
MINNEAPOLIS MN 55407



TAX RECORD FEE OWNER:

FIVE A'S PROJECTS LLC

PROPERTY ID NO. 22-119-21 22 0006
PROPERTY ADDRESS: 8432 NOBLE AVE N
MUNICIPALITY: BROOKLYN PARK (48)
LEGAL DESCRIPTION: W 230 FT OF N 313 FT OF NW 1/4
ADDITION NAME: UNPLATTED 22 119 21
LOT:
BLOCK:

DATE 07/21/23
PAYMENT TYPE DELINQUENT
CJ/CONTRACT NO.
DATE INITIATED
INSTALLMENT NO

INTEREST CALCULATED THRU 07/21/23

DESCRIPTION	TAX	SPECIALS	TOTAL TAX	OTHER COST	PENALTY	INTEREST	CJ COST/FEE	3% ASSURANCE	FORFEIT LAND	TOTAL
2022x TAXES	18,361.66		18,361.66	30.00	2,295.21	1,206.69				21,893.56
	18,361.66		18,361.66	30.00	2,295.21	1,206.69				21,893.56

By Deputy

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