

Perm: Real Estate\Torrens - Sherburne County\Petition-Proceedings Subsequent\1.32
IN PROCEEDINGS SUBSEQUENT TO INITIAL REGISTRATION OF LAND

STATE OF MINNESOTA

Case Type: 10
DISTRICT COURT

COUNTY OF SHERBURNE

TENTH JUDICIAL DISTRICT

In the Matter of the Petition of <>, a Minnesota corporation, concerning Certificate of Title No. <> Issued for Land in Sherburne County, Minnesota, legally described as follows:

PETITION

<>

Court File No. <>

TO: THE ABOVE-NAMED COURT

Comes now the Petitioner, <>, a Minnesota corporation, and shows to the Court as follows:

1. That on <>, 20<>, the Registrar of Titles, Sherburne County, Minnesota, entered Certificate of Title No. <> to <>, a Minnesota corporation, for the real property located in Sherburne County, Minnesota legally described in the caption above.

2. <That there are memorials upon Certificate of Title No. <> as shown on the attached copy of the Certificate of Title, which is a true and correct copy. >

3. That there are the following memorials:

a. Document No. <> <Insert Memorials>

4. That Mortgage Document No. <> was executed subsequent to July 1, 1987; that the amount claimed to be due and owing under Mortgage Document <> was greater than two-thirds of the original, principal amount secured by Mortgage Document No. <>; and that the Property is less than ten (10) acres in size.

5. That more than six (6) months have elapsed since the date of the foreclosure sale of Mortgage Document No. <>; that there has been no redemption therefrom; and that the statutory period for redemption has expired.

6. No bankruptcy proceeding has been instituted by or against <> through the period of redemption.

7. That there are no unredeemed tax or special assessment sales of the Property.

8. That the Property is vacant and unoccupied.

9. The Petitioner, by reason of said mortgage foreclosure sale, is now the sole owner of the Property.

10. That Petitioner is entitled to a new Certificate of Title.

WHEREFORE, Petitioner prays that it may have an Order of the Court directing the Registrar of Titles, Sherburne County, Minnesota, to cancel Certificate of Title No. <> and to enter a new Certificate of Title for the Property to Petitioner and for such other relief as the Court deems just and equitable.

<>

By _____
Its _____

STATE OF MINNESOTA)
) SS
COUNTY OF STEARNS)

VERIFICATION

⟨⟩, being first duly sworn on oath, deposes and states that <s>he is the ⟨⟩ of ⟨⟩, a Minnesota corporation, the Petitioner in the above-entitled Proceedings Subsequent to Initial Registration of Land, that <s>he has read the foregoing Petition and the same is true and correct of <his/her> own knowledge, except as to those matters therein stated upon information and belief, and as to such <s>he verily believes the same to be true.

⟨⟩, <Plaintiff/Defendant>

Subscribed and sworn to before me this ⟨⟩
day of ⟨⟩, 2018.

Notary Public

THIS INSTRUMENT DRAFTED BY:

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APPROVED:

David J. Meyers
Sherburne County Examiner of Titles