

State of Minnesota
Ramsey County

COPY

District Court
Second Judicial District

Court File Number: 62-HG-CV-15-411

Eugene R Kotz, II vs Tina Lewis, et al

**Writ of Recovery of Premises
(Minn. Stat. §504B.361)**

The State of Minnesota, to the Sheriff of Ramsey County:

Before this court on: 02/26/2015

Plaintiff(s): Eugene R Kotz, II

Recovered Judgment against

Defendant(s): Tina Lewis et al

ORDERING recovery of the following described premises in Ramsey County,
Minnesota:

End
315 Blair AVE
St Paul MN 55103

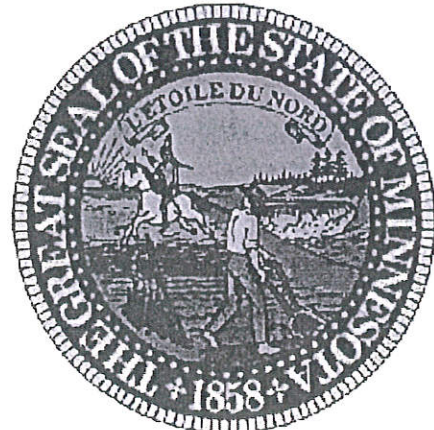
THEREFORE, YOU ARE HEREBY COMMANDED, USING THE FORCE OF THIS COUNTY IF NECESSARY, TO CAUSE THE SAID DEFENDANT(S) TO BE REMOVED IMMEDIATELY FROM SAID PREMISES AND THE SAID PLAINTIFF(S) TO BE PLACED IN PEACEABLE POSSESSION OF THE SAME. YOU ARE FURTHER COMMANDED TO MAKE RETURN OF THIS WRIT WITHIN THIRTY DAYS.

Witness the Honorable Judge William Leary III as heard by Referee Jo Anne Yanish.

Dated: February 26, 2015

Lynae K. E. Olson
Court Administrator

By: *A Pearson*
Deputy



State of Minnesota
Ramsey County

District Court
Second Judicial District

File Number: **62-HG-CV-15-411**

Eugene R Kotz, II vs Tina Lewis, et al

Decision and Order

This case was heard by the undersigned Referee of District Court on February 26, 2015.

Parties and Participant(s) Present:

Eugene Kotz, Plaintiff, present
Tina Lewis, Defendant, not present

Additional Parties Present:

THE COURT FINDS AND ORDERS THAT:

- the allegations of the complaint are true / not true.
- the tenant has breached lease as follows: .
- the parties have reached a settlement as follows: ; OR
- upon compliance and filing of affidavit this case may be expunged.
- the statutory covenants of habitability have been breached as follows: ; OR
- Dismissed for non-appearance / by motion / for payment.
- other: .
- Plaintiff is entitled to recovery of the property plus filing fees and service costs paid for this court action.

THE WRIT OF RECOVERY:

- issued immediately
- issued after children/other hardship
- issued if any of the above settlement conditions are not met

The foregoing shall constitute the entry of the order of the Court.

Let Judgment Be Entered Accordingly.

Dated: February 26, 2015

Judge of District Court

Jo Anne M. Yanish, Referee

I hereby Certify that the above Order Constitutes the entry of Judgment of the court.

Lynae K.E. Olson, Court Administrator _____
Deputy Date

You are notified that Judgment was entered on _____

State of Minnesota
Ramsey County

District Court
Second Judicial District
Court File Number: 62-HG-CV-15-411
Case Type: Eviction (UD)

Eugene R Kotz, II vs Tina Lewis, et al

**EVICTIION SUMMONS
(Minn. Stat. § 504B.321)**

THE STATE OF MINNESOTA TO THE ABOVE-NAMED DEFENDANT(S):
YOU ARE SUMMONED to appear before this Court on the date, time and place indicated below for a hearing on the attached Complaint. The original complaint is on file with the court. If you do not appear and contest the claim, judgment may be entered for the plaintiff/landlord.

Hearing Date set for: February 26, 2015 at 8:45 AM in Ramsey County Courthouse before the Honorable Jo Anne M. Yanish

located at: **15 West Kellogg Blvd. 131A Courthouse
651-266-8230**

Eugene Kotz II

Plaintiff

612-598-5804
Phone Number

Issued by the Administrator of the above-named Court on
2/17/2015.

Lynae K. E. Olson, Court Administrator

By: _sg
Deputy

This is an EVICTION SUMMONS

On the date and at the time shown above, the judicial officer will decide whether you will have to move or whether you can continue to stay in your home. You must be on time for court.

IF YOU DON'T COME TO COURT

The judicial officer can order you to move immediately; and if you do not move, the sheriff can move you out and put all your belongings into storage. You will then have to pay the storage and moving costs before you can get your belongings back.

YOU HAVE RIGHTS

YOU HAVE THE RIGHT to come to court and tell your side of the case. For example,

- If you believe that all or some of the things that your landlord says in the attached papers are wrong, you can tell those things to the judge.
- If you believe that your landlord is trying to evict you because of something you did to protect your rights as a tenant, you can explain that to the judge.
- If the attached papers say that you have not paid rent, and you believe that your apartment is in bad condition and needs repairs, you can tell that to the judge. Bring total rent owed to court hearing.
- You may have other defenses. You should research the law or ask an attorney.
- You may come to court and speak for yourself or you may have a lawyer with you to represent you.

If you want a lawyer, you must get one right away.

Distribution: Copy for Plaintiff Copy for Defendant Serve By: February 19, 2015 But NOT ON A HOLIDAY
Original RETURN NO LATER February 23, 2015 THAN WITH AFFIDAVITS COMPLETED.

62-HG-CV-15-411

SUMMCOMPL

County RAMSEY

Judicial District: _____
Court File Number: 62-HG-CV-15-411
Case Type: Housing

Eugene R. Kotz II
Plaintiff (Landlord)
2021 Blue Jay St.
Shakopee MN 55379
Address

Plaintiff's Date of Birth: 5-11-66
(if known)

vs. Tina Lewis et. al.
Defendant (Tenant)

Eviction Action Complaint
(Minn. Stat. § 504B.321)

Tenant's Date of Birth: _____
(if known)

I, Eugene R. Kotz II state upon oath/affirmation:
(name of person signing complaint)

- Landlord leased or rented to tenant(s) on 11/15 by an ORAL WRITTEN agreement the premises at: 315 BLAIR AVE Apartment # _____, and garage YES NO, in the city of ST. PAUL, the state of Minnesota, zip code 55103, in the county of RAMSEY. The agreement was from 11/15 to 9/30/15. The current rent due and payable under this agreement each month is \$ 1300 due on the 1st day of the month.
- The landlord of the premises described above is OWNER, Eugene R. Kotz II.
- Landlord having present right of possession of said property, has complied with Minn. Stat. § 504B.181 by:
 - disclosing to the tenant either in the rental agreement or otherwise in writing prior to beginning of the tenancy the name and address of:
 - the person authorized to manage the property AND
 - a landlord or agent authorized by the landlord to accept service of process and receive and give receipt for notices and demands, AND
 - posting in a conspicuous place on the property a printed or typewritten notice containing the above information Front Porch, OR
Where Posted _____
 - the above information was known by the tenant not less than 30 days before the filing of this action because: _____
- Landlord seeks to have the tenant evicted for the following reasons:
 - The tenant is still in possession of above premises and has failed to pay rent for the month(s) of JAN 15: \$400 + FEB 15: \$1300 in the amount of \$ 1300 per month payable on the 1st day of each month for a total due of \$ 1700.
 - The tenant has failed to vacate property after tenant was given gave written notice to do so. This notice was served on Tenant Landlord on _____ and tenant was told Gave notice to vacate the property by _____
 - The tenant has broken the terms of the rental agreement with property landlord by: (be specific) _____
 - The tenant has breached the covenants set forth in Minn. Stat. §504B.171 by: (be specific) _____
 - Defendant defaulted on the mortgage and the property has been sold at a Sheriff's sale. The Redemption period has expired and Plaintiff is entitled to possession.
 - Defendant defaulted on a contract deed and is holding over after proper cancellation of the contract.
- The landlord seeks judgment against the above tenant(s) for restitution of said premises plus costs and disbursements herein.

Verification and Affidavit of Non Military Status

I, (Name) Eugene R. Kotz II, being sworn/affirmed, state that I am the plaintiff/agent/attorney in this action, that I have read the complaint and that it is true to the best of my knowledge; that tenant(s) is/are not now in the military service of the United States, to the best of my information and belief.

****Notice: A licensed attorney must sign the Complaint and appear in court on behalf of a corporation or LLC. In Hennepin County only, Housing Court Rule 603 may permit a corporation or LLC to file and appear in court without a licensed attorney.****

Dated: _____

Sworn/affirmed before me this 15 day of FEB 2015
[Signature]
Notary Public / Deputy Court Administrator

Eugene R. Kotz II
Signature (Sign only in front of notary public or court administrator)
Name: Eugene R. Kotz II
Address: 2021 Blue Jay St.
City/State/Zip: Shakopee MN 55379
Telephone: (62) 598-5804

REPRINTED RECEIPT
Second Judicial District
Housing Conciliation Court, Civil Division
15 West Kellogg Boulevard, Room 170
St Paul MN 55102

Payor
Kotz, Eugene R, II
2021 Blue Jay ST
Shakopee, MN 55379

Receipt No.
HC62-2015-00516

Transaction Date
02/17/2015

Description	Amount Paid
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Kotz, Eugene R, II	
62-HG-CV-15-411	
Eugene R Kotz, II vs Tina Lewis, et al	
Civil Filing Fee	327.00
SUBTOTAL	327.00
Remaining Balance Due: \$0.00	

PAYMENT TOTAL **327.00**

Debit/Credit Card (Ref #017941) Tendered	327.00
Total Tendered	327.00
Change	0.00

02/17/2015
01:37 PM

Cashier
Station 62HCGUSTAF

Audit
1634009025

REPRINTED RECEIPT



FIRE CERTIFICATE OF OCCUPANCY
City of Saint Paul
Department of Safety and Inspections
Division of Fire Inspection



This certificate is issued in accordance with SPLC Chapter 40, and other applicable provisions of the Saint Paul Legislative Code.

315 BLAIR AVE

This building is certified for the following occupancy or use :

Residential 1 Unit

Certificate is issued to:
EUGENE R KOTZ
2021 BLUE JAY ST
SHAKOPEE MN 55379-4384

Reference Number:
114498

This Certificate must be posted in a conspicuous location upon the certified building
Please direct questions to DSI - Fire Inspection Division 651-266-8989.