STATE OF MINNESOTA **DISTRICT COURT**

COUNTY OF RAMSEY **SECOND JUDICIAL DISTRICT**

Court File No.: 62-CV-15-2241

JN Homes, LLC,

Plaintiff,

vs.

McKusick Building Services, LLC, John McKusick, John Doe, Mary Roe and ABC Corporation,

Defendants.

Case Type: 10 - Other Civil
Judge: John H. Guthmann

SHERIFF'S REPORT OF SALE

TO: The District Court of Ramsey County, Minnesota.

I, Matt Bostrom, Sheriff of Ramsey County, Minnesota, do hereby certify, report and return as follows:

1. Pursuant to the judgment and decree of this Court, dated November 6, 2015, a certified copy of which was delivered to me, I sold, on January 7, 2016 at 10:00 a.m., at the Ramsey County Sheriff's Office, 25 W. 4th St., Suite 150, in the City of St. Paul, said county and state, the following property 839 Thomas Ave., St. Paul, MN 55104 and legally described as follows:

   Lot 21, Chute Brother's Division No. 13, Addition to the City of St. Paul, Minnesota, according to the plat thereof, Ramsey County, Minnesota.

2. Pursuant to Minnesota Statute Section 550.18, notice of said sale was given as follows:

   a) By six weeks posted notice of the time and place of said Sheriff's sale as evidenced by the Certificate of Posting, attached as Exhibit A;

   b) By publishing the Notice of Sheriff's Sale once each week for six successive weeks in the legal newspaper, Ramsey County, Minnesota, as is evidenced by the publishers Affidavit of Publication attached as Exhibit B;

c) By making service of said Notice of Sale upon McKusick Building Services, LLC, the occupants of the above described real property and/or a notice the above described property is vacant as evidenced by the affidavits of service attached as Exhibit C.

3. On January 7, 2016 at 10:00 a.m. at the place described herein, I offered for sale and sold, at public auction, to the highest bidder, the properties described herein, and said properties were fairly struck off and sold to **JN Homes, LLC** for the sum of **$77.000.00** the property legally described as follows:

> Lot 21, Chute Brother's Division No. 13, Addition to the City of St. Paul, Minnesota, according to the plat thereof, Ramsey County, Minnesota.

Said corporation and said sum representing the highest bidder and bid therefore.

4. The real property described herein is located in Ramsey County, Minnesota, and is; the same real property as described in the Judgment and Decree and notice of sale herein.

Matt Bostrom
Sheriff of Ramsey County, Minn.

By: Daniel Westlund

Its: Deputy Sheriff

STATE OF MINNESOTA)
) ss.
COUNTY OF RAMSEY)

On this 7th day of January, 2016 before me, a notary public within and for said county, personally appeared Daniel Westlund, known to me to be the Deputy Sheriff, of said county, and the person described herein and who executed the foregoing instrument and acknowledged (s)he executed the same as his/her free act and deed as such Deputy Sheriff.

Steven D. Ebling
Notary Public

STEVEN D. EBLING
Notary Public-Minnesota
My Commission Expires Jan 31, 2019

EXHIBIT A

STATE OF MINNESOTA,

COUNTY OF RAMSEY

Daniel Westlund a deputy sheriff of Ramsey County, being duly sworn, deposes and says that on the 23rd, day of November, 2015, he posted up a notice of which the annexed is a true and correct copy, at each of the following places, viz:

One on the bulletin board at the first floor entrance of the Lowry Building, City Hall Annex on 4th Street; one on the bulletin board at the entrance to the Ramsey County Plato Building at 90 West Plato Boulevard; and one on the bulletin board at the entrance of the City Hall and Court House on Kellogg Blvd., all in the City of St. Paul, and being three of the most public places in the County of Ramsey.

#1208

Subscribed and sworn to before me this

23rd day of November, 2015

Notary Public, Ramsey County, Minnesota

FEE: $30.00

STEVEN D. EBLING
Notary Public-Minnesota
My Commission Expires Jan 31, 2019

EXHIBIT B

Affidavit of Publication

Court File No. 62-CV-15-2241

NOTICE OF SHERIFF'S SALE UNDER JUDGMENT AND DECREE

State of Minnesota, County of Ramsey, District Court, Second Judicial District, Case Type: 10 - Other Civil, Judge: John H. Guthmann

JN Homes, LLC,

Plaintiff,

vs.

McKusick Building Services, LLC, John McKusick, John Doe, Mary Roe and ABC Corporation,

Defendants.

NOTICE IS HEREBY GIVEN that under and by virtue of a Judgment and Decree entered in the above entitled action on November 6, 2015, a certified copy of which has been delivered to me directing the sale of the premises hereinafter described to satisfy the amount found and adjudged due to said Plaintiff in the above entitled action from Defendant McKusick Building. Services, LLC, the Sheriff of Ramsey County will sell at public auction, to the highest bidder for cash, on January 7, 2016, at 10:00 a.m., at Ramsey County Sheriff's Office, 25 W. 4th St., Suite 150 St. Paul, MN, said county and state, the premises and real estate described in said Judgment and Decree,to wit:

Lot 21, Chute Brother's Division No. 13, Addition to the City of St. Paul, Minnesota, according to the plat thereof, Ramsey County, Minnesota

being also known and numbered as 839 Thomas Ave., St. Paul MN 55104.

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 IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN 5 UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Date: November 17, 2015

Ramsey County Sheriff
Sheriff of Ramsey County, Minnesota
By: /s/ D. S West,
Deputy Sheriff

PFB LAW, PROFFESIONAL ASSOCIATION
/s/Jared M. Goerlitz
Jared M. Goerlitz,(386714)
jgoerlitz@pfb-pa.com
55 East 5th Street, Suite 800
Telephone: (651)291-8955
Facsimile: (651)228-1753
Attorney for Plaintiff

(November 19--26-December 3-10-17-24)

====== ST. PAUL LEGAL LEDGER ======

10919495

STATE OF MINNESOTA)
(SS.
COUNTY OF RAMSEY)

Description:
839 Thomas Ave St. Paul, MN 55104-2750

Kayla Menne, being duly sworn on oath say she/he is and during all times herein stated has been the publisher or the publishers designated agent in charge of the newspaper known as

Capitol Report (MN)
332 Minnesota St. Suite W1293, St. Paul, MN 55101

and has full knowledge of the facts herein stated as follows:
(A) The newspaper has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statute Section 331A.02..
(B) She/He further states on that the printed

Sheriffs Sale
10919495

hereto printed as it was printed and published there in the English language; that it was first so published on

November 19, 2015 for 6 time(s):
the subsequent dates of publications being as follows:

Thu, November 19, 2015 Thu, November 26, 2015 Thu, December 3, 2015
Thu, December 10, 2015 Thu, December 17, 2015 Thu, December 24, 2015

And that the following is a printed copy of the lower case alphabet from A to Z, both inclusive, and is hereby acknowledged as being the size and kind of type used in the composition and publication of said notice, to wit:

X

abcdefghijklmnopqrstuvwxyz
abcdefghijklmnopqrstuvwxyz

Mortgage Foreclosure Notices (effective 7/1/2015). Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notices: The newspaper's known office of issue is located in Ramsey 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 the 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.

Subscribed and
Sworn to before me this 24th day of December, 2015

(Notarial Seal) Notary Public, Ramsey County, Minnesota

CASSIE M. JOHNSON
Notary Public-Minnesota
My Commission Expires Jan 31, 2020

RATE INFORMATION:

1. Lowest classified rate paid by commercial users for comparable space:	$	16.0000
2. Maximum rate allowed by law for the above matter:	$	0.18933
3. Rate actually charged for the above matter:	$	0.1721

EXHIBIT C

STATE OF MINNESOTA)
)ss.
COUNTY OF RAMSEY)

CERTIFICATE OF VACANCY

I hereby certify and return, that at the City of St. Paul, Ramsey County and State of Minnesota aforesaid, I went upon the land described in the printed Notice of Sheriff's Sale under Judgment & Decree hereto attached for the purpose of serving said Defendants, Mckusick Building Services, LLC. On said 23rd day of November, 2015, and for some time prior thereto, all said land at 839 Thomas Avenue has been wholly vacant and unoccupied.

Matt Bostrom, Sheriff of Ramsey County

By: _____
Deputy Moon Chong Badge#540

Subscribed and sworn to before me
This 23rd day of November, 2015

_____
Notary Public

MELISSA ANN FROKJER
Notary Public-Minnesota
My Commission Expires Jan 31, 2017

STATE OF MINNESOTA)
)ss.
COUNTY OF RAMSEY)

CERTIFICATE OF VACANCY

I hereby certify and return, that at the City of St. Paul, Ramsey County and State of Minnesota aforesaid, I went upon the land described in the printed Notice of Sheriff's Sale under Judgment & Decree hereto attached for the purpose of serving said Defendants, Occupants. On said 23rd day of November, 2015, and for some time prior thereto, all said land at 839 Thomas Avenue has been wholly vacant and unoccupied.

Matt Bostrom, Sheriff of Ramsey County

By: _____
Deputy Moon Chong Badge#540

Subscribed and sworn to before me
This 23rd day of November, 2015

_____
Notary Public

MELISSA ANN FROKJER
Notary Public-Minnesota
My Commission Expires Jan 31, 2017