

(Top 3 inches reserved for recording data)

**SHERIFF'S CERTIFICATE OF SALE AND  
FORECLOSURE RECORD**

**Minnesota Uniform Conveyancing Blanks  
Form 60.3.2 (2009)**

This Foreclosure Record consists of the following attached documents: *(check appropriate boxes)*

- |  |   |
|--|---|
| <input type="checkbox"/> Sheriff's Certificate of Sale (UCB form 60.3.1)       | <input type="checkbox"/> Affidavit of Mailing Notice of Sale to Persons Requesting Notice |
| <input type="checkbox"/> Notice of Mortgage Foreclosure Sale (UCB form 60.2.1) | <input type="checkbox"/> Affidavit as to Federal Tax Liens                                |
| <input type="checkbox"/> Affidavit of Publication                              | <input type="checkbox"/> Affidavit as to State Tax Liens                                  |
| <input type="checkbox"/> Affidavit of Service on Occupant                      | <input type="checkbox"/> Affidavit Regarding Compliance with Applicable Law               |
| <input type="checkbox"/> Affidavit of Vacancy                                  | <input type="checkbox"/> Other: _____   |
| <input type="checkbox"/> Affidavit Regarding Military Service                  |   |
| <input type="checkbox"/> Affidavit of Costs and Disbursements                  |   |

**Legal description of the mortgaged premises:**

*Check here if all or part of the described real property is Registered (Torrens)*

**Mortgage Recording Information:**

Recorded on \_\_\_\_\_, as Document Number \_\_\_\_\_ (or in Book \_\_\_\_\_  
*(month/day/year)*  
of \_\_\_\_\_, Page \_\_\_\_\_), in the Office of the  County Recorder  Registrar of Titles of \_\_\_\_\_  
*(check the applicable boxes)*  
County, Minnesota.

THIS INSTRUMENT WAS DRAFTED BY:  
*(insert name and address)*

FOLLOWING THE EXPIRATION OF ALL REDEMPTION RIGHTS, TAX  
STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS  
INSTRUMENT SHOULD BE SENT TO:  
*(insert legal name and residential or business address)*

**Note: This cover sheet cannot be recorded independently, but it must be attached to other applicable forms to make up a foreclosure packet.**

**AFFIDAVIT OF PUBLICATION**

Minn. Stat. 580.15(1)

State of Minnesota, County of \_\_\_\_\_

\_\_\_\_\_  
being duly sworn, on oath, states that: \_\_\_\_\_ ("Affiant"),

1. I am the publisher or authorized agent and employee of the publisher of the newspaper known as \_\_\_\_\_  
\_\_\_\_\_ and have full knowledge of the facts stated in this Affidavit.

2. The newspaper has complied with all of the requirements to constitute a qualified newspaper, as provided by Minn. Stat. 331A.02, 331A.07, and other applicable laws.

3. The printed Notice of Mortgage Foreclosure Sale which is attached was cut from the columns of the newspaper and was printed and published once each week, for \_\_\_\_\_ successive weeks.

4. The first day and date of publication was \_\_\_\_\_,  
*(day of week)* \_\_\_\_\_  
*(month/day/year)*

5. The subsequent days and dates of publication were as follows:

6. The Notice was published in \_\_\_\_\_,  
*(insert name and size of typeface font)*

7. The publisher's rates are as follows:

(a) Lowest classified rate paid by commercial users for comparable space is \$ \_\_\_\_\_.

(b) Maximum rate allowed by law for the above publication is \$ \_\_\_\_\_.

(c) Rate actually charged for the above publication is \$ \_\_\_\_\_.

Affiant

\_\_\_\_\_  
*(signature)*

Signed and sworn to before me on \_\_\_\_\_, by \_\_\_\_\_  
*(month/day/year)* *(insert name of Affiant)*

(Seal, if any)

\_\_\_\_\_  
*(signature of notarial officer)*

Title (and Rank): \_\_\_\_\_

My commission expires: \_\_\_\_\_  
*(month/day/year)*

**AFFIDAVIT OF SERVICE ON OCCUPANT**  
Minn. Stat. 580.15(2)

State of Minnesota, County of \_\_\_\_\_

\_\_\_\_\_  
being duly sworn, on oath, states that on \_\_\_\_\_, \_\_\_\_\_:\_\_\_\_\_. m.:  
*(month/day/year)* *(insert time of day)*

1. I went upon the property described in the Notice of Mortgage Foreclosure Sale for the purpose of serving the Notice upon the person(s) in possession thereof.

2. \_\_\_\_\_  
\_\_\_\_\_ was/were in possession of the property.

3. **(Personal Service)** I served the Notice on \_\_\_\_\_  
by handing him/her a copy.

4. **(Substituted Service)** I served the Notice on \_\_\_\_\_  
by leaving an additional copy with \_\_\_\_\_,  
a person of suitable age and discretion then residing therein.

5. On the date of service, and for some time prior thereto, the above-named person(s) and no other person(s), were in possession of the property.

Affiant

\_\_\_\_\_  
*(signature)*

Signed and sworn to before me on \_\_\_\_\_, by \_\_\_\_\_  
*(month/day/year)* *(insert name of Affiant)*

(Seal, if any)

\_\_\_\_\_  
*(signature of notarial officer)*

Title (and Rank): \_\_\_\_\_

My commission expires: \_\_\_\_\_  
*(month/day/year)*

**AFFIDAVIT OF VACANCY**  
Minn. Stat. 580.15(2)

State of Minnesota, County of \_\_\_\_\_

\_\_\_\_\_  
being duly sworn, on oath, states that on \_\_\_\_\_, \_\_\_\_\_:\_\_\_\_\_. m.:  
*(month/day/year)* *(insert time of day)*

I went upon the property described in the Notice of Mortgage Foreclosure Sale for the purpose of serving the Notice upon the person(s) in possession thereof, and the property was vacant and unoccupied.

Affiant

\_\_\_\_\_  
*(signature)*

Signed and sworn to before me on \_\_\_\_\_, by \_\_\_\_\_  
*(month/day/year)* *(insert name of Affiant)*

\_\_\_\_\_.

(Seal, if any)

\_\_\_\_\_  
*(signature of notarial officer)*

Title (and Rank): \_\_\_\_\_

My commission expires: \_\_\_\_\_  
*(month/day/year)*

**AFFIDAVIT REGARDING MILITARY SERVICE**

Minn. Stat. 580.15(3)

State of Minnesota, County of \_\_\_\_\_

\_\_\_\_\_  
being duly sworn, on oath, states that: \_\_\_\_\_ ("Affiant"),

1. I know the facts relating to the military service status of: *(insert names of each owner)*

who was/were the owner(s) at the time of sale of the mortgaged premises described in the Sheriff's Certificate of Sale.

2. Such person(s) was/were not in military service on the date of the foreclosure sale or for nine months prior to the sale.

Affiant

\_\_\_\_\_  
*(signature)*

Signed and sworn to before me on \_\_\_\_\_, by \_\_\_\_\_  
*(month/day/year)* *(insert name of Affiant)*

(Seal, if any)

\_\_\_\_\_  
*(signature of notarial officer)*

Title (and Rank): \_\_\_\_\_

My commission expires: \_\_\_\_\_  
*(month/day/year)*

AFFIDAVIT OF COSTS AND DISBURSEMENTS

Minn. Stat. 580.17

State of Minnesota, County of \_\_\_\_\_

\_\_\_\_\_ ("Affiant"),  
being duly sworn, on oath, states that:

1. I am the attorney foreclosing the Mortgage described in the Notice of Mortgage Foreclosure Sale.

2. The following is a detailed bill of the costs and disbursements of the foreclosure that have been absolutely and unconditionally paid or incurred:

Statutory attorneys' fees for foreclosure	\$ _____
Title evidence	\$ _____
Fees for filing Notice of Pendency of Proceeding and Power of Attorney to Foreclosure Mortgage, Sheriff's Certificate of Sale and other documents	\$ _____
Printer's fee for publishing Notice of Mortgage Foreclosure Sale	\$ _____
Fees for serving Notice of Mortgage Foreclosure Sale	\$ _____
Sheriff's Fee for conducting foreclosure sale	\$ _____
Other:	\$ _____
	\$ _____
	\$ _____
	\$ _____
	\$ _____

Affiant

\_\_\_\_\_  
(signature)

Signed and sworn to before me on \_\_\_\_\_, by \_\_\_\_\_  
(month/day/year) (insert name of Affiant)

(Seal, if any)

\_\_\_\_\_  
(signature of notarial officer)

Title (and Rank): \_\_\_\_\_

My commission expires: \_\_\_\_\_  
(month/day/year)

**AFFIDAVIT OF MAILING NOTICE OF SALE TO PERSONS REQUESTING NOTICE**

Minn. Stat. 580.15(5)

State of Minnesota, County of \_\_\_\_\_

\_\_\_\_\_  
being duly sworn, on oath, states that: \_\_\_\_\_ ("Affiant"),

1. I am the attorney foreclosing the Mortgage described in the Notice of Mortgage Foreclosure Sale or someone having knowledge of the facts stated in this Affidavit.

2. A copy of the Notice was mailed to each of the following persons in accordance with Minn. Stat. 580.032.

Name	Date of Mailing

Affiant

\_\_\_\_\_  
(signature)

Signed and sworn to before me on \_\_\_\_\_, by \_\_\_\_\_  
(month/day/year) (insert name of Affiant)

\_\_\_\_\_.

(Seal, if any)

\_\_\_\_\_  
(signature of notarial officer)

Title (and Rank): \_\_\_\_\_

My commission expires: \_\_\_\_\_  
(month/day/year)

**AFFIDAVIT AS TO FEDERAL TAX LIENS**  
26 USC 7425(c)(1), Minn. Stat. 580.15(4)

State of Minnesota, County of \_\_\_\_\_

\_\_\_\_\_  
being duly sworn, on oath, states that: \_\_\_\_\_ ("Affiant"),

- 1. I am the attorney foreclosing the Mortgage described in the Notice of Mortgage Foreclosure Sale.
- 2. Notice of the foreclosure sale was given to the Internal Revenue Service, Office of the District Director, United States Treasury Department, pursuant to 26 USC 7425(c)(1), on \_\_\_\_\_ by Certified Mail.  
*(month/day/year)*
- 3. This Affidavit is made for the purpose of showing compliance with 26 USC 7425(c)(1) and the discharge or divestment of the tax liens referred to in the Notice pursuant to 26 USC 7425(b)(2)(C).

Affiant

\_\_\_\_\_  
*(signature)*

Signed and sworn to before me on \_\_\_\_\_, by \_\_\_\_\_  
*(month/day/year)* *(insert name of Affiant)*

\_\_\_\_\_.

(Seal, if any)

\_\_\_\_\_  
*(signature of notarial officer)*

Title (and Rank): \_\_\_\_\_

My commission expires: \_\_\_\_\_  
*(month/day/year)*



**AFFIDAVIT AS TO STATE TAX LIENS**

Minn. Stat. 270C.63, 580.15(4)

State of Minnesota, County of \_\_\_\_\_

\_\_\_\_\_ ("Affiant"),  
being duly sworn, on oath, states that:

- 1. I am the attorney foreclosing the Mortgage described in the Notice of Mortgage Foreclosure Sale.
- 2. Notice of the foreclosure sale was given to the Commissioner of Revenue of the State of Minnesota in accordance with the provisions of Minn. Stat. 270C.63, subd. 11, by mailing the Notice on \_\_\_\_\_  
*(month/day/year)*.
- 3. This Affidavit is made for the purpose of showing compliance with Minn. Stat. 270C.63, subd. 11.

Affiant

\_\_\_\_\_  
*(signature)*

Signed and sworn to before me on \_\_\_\_\_, by \_\_\_\_\_  
*(month/day/year)* *(insert name of Affiant)*

(Seal, if any)

\_\_\_\_\_  
*(signature of notarial officer)*

Title (and Rank): \_\_\_\_\_

My commission expires: \_\_\_\_\_  
*(month/day/year)*

**AFFIDAVIT REGARDING COMPLIANCE WITH APPLICABLE LAW**

Minn. Stat. 580.15(6)

State of Minnesota, County of \_\_\_\_\_

\_\_\_\_\_  
being duly sworn, on oath, states that: ("Affiant"),

1. I am the person foreclosing the Mortgage described in the Sheriff's Certificate of Sale, that person's attorney, or otherwise have full knowledge of the facts stated in this Affidavit.

2. I know the following facts relating to the mortgaged premises described in the Sheriff's Certificate of Sale ("**Premises**").

3. **Agricultural Premises.** The Premises are:

- (check only one box)*
- agricultural property subject to Minn. Stat. 583.20 to 583.32 and consist of separate tracts. Accordingly, Minn. Stat. 582.039 and 582.042 are applicable to these foreclosure proceedings.
  - agricultural property subject to Minn. Stat. 583.20 to 583.32 and consist of only a single tract. Accordingly, Minn. Stat. 582.039 is applicable to these foreclosure proceedings.
  - agricultural property consisting of separate tracts but are not subject to Minn. Stat. 583.20 to 583.32. Accordingly, Minn. Stat. 582.042 is applicable to these foreclosure proceedings.
  - not agricultural property. Accordingly, Minn. Stat. 582.039 and 582.042 are not applicable to these foreclosure proceedings.

4. **Owner Occupied Premises.** The Premises:

- (check only one box)*
- consist of a single dwelling unit that is the mortgagor's principal place of residency when the notice of pendency under Minn. Stat. 580.032 or the lis pendens for a foreclosure under Minn. Stat. Chapter 581 (as applicable) was recorded. Accordingly, Minn. Stat. 580.021, 580.04(b), and 580.041 are applicable to these foreclosure proceedings.
  - consist of two to four family dwelling units, one of which the mortgagor occupied as the mortgagor's principal place of residency when the notice of pendency under Minn. Stat. 580.032 or the lis pendens for a foreclosure under Minn. Stat. Chapter 581 (as applicable) was recorded. Accordingly, Minn. Stat. 580.021 and 580.041 are applicable to these foreclosure proceedings.
  - do not consist of one to four family dwelling units, one of which the mortgagor occupied as the mortgagor's principal place of residency when the notice of pendency under Minn. Stat. 580.032 or the lis pendens for a foreclosure under Minn. Stat. Chapter 581 (as applicable) was recorded. Accordingly, Minn. Stat. 580.021, 580.04(b), 580.041 are not applicable to these foreclosure proceedings.

5. **Premises Occupied by Residential Tenants.** The Premises:

- (check only one box)*
- consist of one to four family dwelling units, one or more of which is occupied by a tenant as a residence. Accordingly, Minn. Stat. 580.042 is applicable to these foreclosure proceedings.
  - do not consist of one to four family dwelling units, one or more of which is occupied by a tenant as a residence. Accordingly, Minn. Stat. 580.042 is not applicable to these foreclosure proceedings.

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6. Homestead Premises. The Premises:

- contain a portion of a homestead. Accordingly, Minn. Stat. 582.041 is applicable to these foreclosure proceedings.
- do not contain a homestead. Accordingly, Minn. Stat. 582.041 is not applicable to these foreclosure proceedings.

7. Certain Abandoned Premises. The Premises are:

- described in Minn. Stat. 582.032, subd. 1. Accordingly, Minn. Stat. 580.04(c) is applicable to these foreclosure proceedings.
- not described in Minn. Stat. 582.032, subd. 1. Accordingly, Minn. Stat. 580.04(c) is not applicable to these foreclosure proceedings.

8. All notices required under those statutes described above as being applicable to these foreclosure proceedings have been provided in accordance with applicable law.

Affiant

\_\_\_\_\_  
*(signature)*

Signed and sworn to before me on \_\_\_\_\_, by \_\_\_\_\_  
*(month/day/year)* *(insert name of Affiant)*

(Seal, if any)

\_\_\_\_\_  
*(signature of notarial officer)*

Title (and Rank): \_\_\_\_\_

My commission expires: \_\_\_\_\_  
*(month/day/year)*