

ON YOUR DOCUMENTS AND ALL CORRESPONDENCE TO THE EXAMINER OF TITLES, PLEASE INCLUDE THE FOLLOWING:

1) THE COUNTY IN WHICH THE PROPERTY IS LOCATED;

2) THE CERTIFICATE OF TITLE NUMBER.

Proceedings Subsequent (District Court Action)

When is a Proceedings Subsequent (District Court Action) needed?

- After cancellation of Contract for Deed (unless documents evidencing a legally sufficient cancellation under §559.21 have been of record on the Certificate of Title for at least 5 years)
- After mortgage foreclosure by advertisement
- Tax titles that are less than 10 years old
- To reform the Certificate of Title or documents (to remove or add anything not specified under Statutes permitting reformation by Directive)
- To transfer title to buyer under Contract for Deed where contract is paid off, but no deed is recorded
- To determine or adjust (only if RLS is not available) boundaries
- After Mechanic's Lien or judgment foreclosures
- After a named corporation is dissolved and three years have passed or dissolution of any other entity shown as the registered owner
- Lost deed or other instrument where only a copy is available
- To determine adverse claims
- Any other change to the Certificate of Title the Examiner doesn't feel comfortable in directing without a Court Hearing

Initiation and Process

- Any Petition which complies with Minnesota Statutes Chapter 508 is acceptable to initiate a Proceedings Subsequent.

- Forward the Petition to the Examiner for approval before e-filing the Petition. Include a signature block for the Examiner:

Approval by Examiner of Titles

Racheal M. Holland

The Examiner will sign the Petition and return it for e-filing.

- **E-file the approved Petition with Court Administration, listing the Examiner as an interested observer or other party and e-serve the Examiner with Petition.**
- PLEASE NOTE, THE DISTRICT COURT DOES NOT INFORM THE EXAMINER OF ANY FILINGS OF TORRENS APPLICATIONS OR PETITIONS - YOU MUST INFORM THE EXAMINER!!!
- The Examiner will then e-file and e-serve a Report of Examiner.
- The proposed Order to Show Cause and proposed final Order should each contain the following at the end of the document:

Approval by Examiner of Titles

Racheal M. Holland

Hearing

- Submit documents for approval by Examiner at least one week prior to Order to Show Cause Hearing. If the documents are approved, the Examiner will sign the proposed Order indicating approval. If the documents are not approved, the Examiner will contact the Petitioner's attorney for additional information or explanation.
- The Examiner for Carver, McLeod and Sibley Counties does not conduct any Torrens hearings - all hearings are held before a district court judge. For questions about appearances or the Court proceeding generally, you must contact Court Administration in the County which the hearing will be held for information.

Fees

- The Petitioner/Applicant will be responsible for the payment of the Examiner's hourly rate, which rate for the 1st Judicial District Examiners is \$250.00 per hour.