

STATE OF MINNESOTA

FILED

DISTRICT COURT

COUNTY OF SCOTT

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SCOTT COUNTY COURTS

FIRST JUDICIAL DISTRICT
Case Type: Mechanic's Lien Foreclosure

In re M.W. Johnson Construction, Inc.
Mechanic's Lien Foreclosure Litigation

Consolidated Master Court File: 70-CV-09-7343

Judge: Jerome B. Abrams

Stewart Plumbing, Inc.,

Scott County Court File: 70-CV-08-14381

Plaintiff,

vs.

**FINDINGS OF FACT, CONCLUSIONS OF
LAW, ORDER FOR SUMMARY
JUDGMENT AND JUDGMENT**

Hector and Yudi Revolorio, M.W.
Johnson Construction, Inc., Aurora
Loan Services, LLC, Lehman Brothers
Bank, FSB, Dan Stanton Masonry, Inc.,
Slate Cement, Inc., Pyramid
Enterprises, Inc., TJ's Group of MN,
Inc., d/b/a TJ's Landscaping, Elite
Construction Services, Inc., d/b/a Elite
Waste Disposal, Bernco, a Division of
United Building Centers, XYZ
corporation, ABC Partnership, John
Doe and Mary Roe,

Defendants.

The above-captioned matter came on for hearing before the undersigned Judge of District Court on August 5, 2009, pursuant to Plaintiff Stewart Plumbing, Inc.'s ("Stewart") Motion for Summary Judgment. Susanne M. Glasser, Esq. appeared on behalf of Stewart. Steven R. Little, Esq. appeared on behalf of Defendants Hector and Yudi Revolorio (the "Revolorios") and Aurora Loan Services, Inc. ("Aurora"). The Court, having been fully advised in the premises, together with all of the files and proceedings herein, makes the following:

FINDINGS OF FACT

1. This mechanic's lien foreclosure action involves certain real property located in Scott County, Minnesota, legally described as follows:

Lot 4, Block 24, Countryside

(the "Property").

2. Stewart entered into a contract or series of contracts with M.W. Johnson Construction, Inc. under which Stewart provided certain plumbing materials and labor for the improvement of the Property.

3. M.W. Johnson sold the Property to the Revolorios by way of a warranty deed dated July 31, 2007, which was recorded with the Office of the Scott County Recorder on August 7, 2007, as Document No. 779947. The Revolorios are the current fee owners of the Property.

4. Mortgage Electronic Registration Services, Inc., as nominee for Aurora Loan Services, LLC ("MERS") is the holder of a mortgage secured by the Property, given by the Revolorios, as mortgagors, in favor of MERS, as mortgagee, recorded with the Office of the Scott County Recorder on August 7, 2007, as Document No. 779948 (the "MERS Mortgage").

5. Stewart recorded a mechanic's lien statement against the Property dated October 9, 2007, in the original principal amount of \$9,400.00, with the Office of the Scott County Recorder on October 23, 2007, as Document No. 786065 ("Stewart's Mechanic's Lien Statement").

6. Stewart's last item of improvement to the Property was September 19, 2007.

7. Stewart commenced this action on July 10, 2008, within one year of its last item of improvement to the Property.

8. Stewart's Mechanic's Lien is valid in the original principal amount of \$9,400.00 and is prior and superior to the rights, title and interests of the Revolorios and MERS in the Property.

9. Defendant Dan Stanton Masonry, Inc. ("DMS") recorded a mechanic's lien against the Property with the Office of the Scott County Recorder on October 16, 2007, as Document No. 785520 ("DMS Mechanic's Lien Statement").

10. Despite being properly served, DMS failed to answer Stewart's Complaint or otherwise appear in this action and has not commenced a separate action to foreclose its Mechanic's Lien.

11. More than one year has passed since the last item of improvement of July 13, 2007 that DMS claimed it provided for the Property as set forth in its Mechanic's Lien Statement.

12. Defendant Slate Cement, Inc. ("Slate") recorded a mechanic's lien statement against the Property with the Office of the Scott County Recorder on November 14, 2007, as Document No. 787751 ("Slate Mechanic's Lien").

13. Despite being properly served, Slate failed to answer Stewart's Complaint or otherwise appear in this action and has not commenced a separate action to foreclose its Mechanic's Lien.

14. More than one year has passed since the last item of improvement of July 17, 2007 that Slate claimed it provided for the Property as set forth in its Mechanic's Lien Statement.

15. Defendant Pyramid Enterprises Inc. ("Pyramid") recorded a mechanic's lien statement against the Property with the Office of the Scott County Recorder on November 14, 2007, as Document No. 787754 ("Pyramid Mechanic's Lien").

16. Despite being properly served, Pyramid failed to answer Stewart's Complaint or otherwise appear in this action and has not commenced a separate action to foreclose its Mechanic's Lien.

17. More than one year has passed since the last item of improvement of July 19, 2007 that Pyramid claimed it provided for the Property as set forth in its Mechanic's Lien Statement.

18. Defendant TJ's Group of Minnesota, Inc., d/b/a TJ's Landscaping ("TJ") recorded a mechanic's lien statement against the Property with the Office of the Scott County Recorder on November 20, 2007, as Document No. 788116 ("TJ Mechanic's Lien Statement").

19. Despite being properly served, TJ failed to answer Stewart's Complaint or otherwise appear in this action and has not commenced a separate action to foreclose its Mechanic's Lien.

20. More than one year has passed since the last item of improvement of August 25, 2007 that TJ claimed it provided for the Property as set forth in its Mechanic's Lien Statement.

21. Defendant Elite Construction Services, Inc., d/b/a Elite Waste Disposal recorded a mechanic's lien statement against the Property with the Office of the Scott County Recorder on November 27, 2007, as Document No. 788385 ("Elite Mechanic's Lien Statement").

22. Despite being properly served, Elite failed to answer Stewart's Complaint or otherwise appear in this action and has not commenced a separate action to foreclose its Mechanic's Lien.

23. More than one year has passed since the last item of improvement of July 30, 2007 that Elite claimed it provided for the Property as set forth in its Mechanic's Lien Statement.

CONCLUSIONS OF LAW

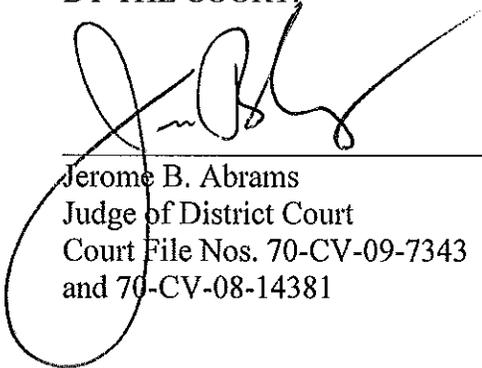
1. Stewart is entitled to summary judgment.
2. Stewart's Mechanic's Lien against the Property is valid and enforceable in the amount of \$9,400.00 in principal, together with pre-judgment interest pursuant to Minn. Stat. § 514.135 in the amount of \$ 815.05 through Oct. 22, 2009, which continues to accrue at the rate of \$ 1.03 per diem until entry of Judgment, together with attorneys' fees in the amount of \$ 1,728.02 and costs and disbursements in the amount of \$ 1,602.27 for a total judgment of \$ 13,560.79.
3. Stewart's Mechanic's Lien is prior and superior in all respects to the Revolorios' and MERS's interests in the Property.
4. The Mechanic's Liens of DMS, Slate, Pyramid, TJ and Elite, as described herein have all expired and are void and of no affect against the Property pursuant to Minn. Stat. § 514.012, subd. 3.
5. Stewart's Mechanic's Lien shall be foreclosed and the Property sold by the Sheriff of Scott County, Minnesota at a public auction in the manner provided by Minnesota Stat. § 514.15.
6. The proceeds of said sale shall be applied first to the payment of costs and expenses of the sale and then to payment of the amounts adjudged to be due and owing to Stewart with interest at the judgment rate provided herein from the date this judgment is entered to the date of said sale.
7. The sale shall be reported to and made subject to the approval of this Court. At that time, Stewart may make application to the Court for an additional award of attorneys' fees and costs incurred in connection with the sale.

8. All the parties herein, and all persons claiming under them or any of them, shall be forever barred and foreclosed from any equity of redemption and all right, title and interest, lien or claim in the Property, except that the Revolorios and their legal representatives, successors, and assigns shall have the right to redeem the Property from said sale in accordance with Minn. Stat. § 514.15 within six (6) months from the date of the order confirming said sale and persons having junior liens, specifically the holder of the MERS Mortgage, shall therefore have such redemption rights as provided by statute for junior lienholders.

ORDER FOR JUDGMENT

1. Stewart's Motion for Summary Judgment is hereby GRANTED.
2. There is no just reason for delay of entry of final judgment as provided herein, and the District Court Administrator is directed to immediately enter final judgment in accordance with these Findings of Fact and Conclusions of Law.
3. The Scott County Recorder shall accept a certified copy of these Findings of Fact, Conclusions of Law and Order for Judgment for recording against the Property legally described in Paragraph 1 of these Findings

BY THE COURT:



Jerome B. Abrams
Judge of District Court
Court File Nos. 70-CV-09-7343
and 70-CV-08-14381

Dated: 11.5, 2009

JUDGMENT

I DO HEREBY CERTIFY THAT THE FOREGOING ORDER
CONSTITUTES THE JUDGMENT OF THIS COURT.

DATE 11-6-09
GREGORY M. ESS
COURT ADMINISTRATOR, SCOTT COUNTY, MINN.

DEPUTY 