

TRANSACTIONS IN EARTH.

The Real Estate Record of the Week—Prices Below What the Actual Merits Warrant—A Big City With a Still Bigger Future Where There is Solid Advance Without Wild Speculation.

Every man who can should secure him a home, and with seventeen lines of railroad converging in St. Paul, bringing in traffic and business of a vast area of fertile country, the day is not far distant when our population will again double.

The following are the recorded transactions for the week: Robert A. Smith to John C. Brennan, east half of east half of lot 5, of Irvine's addition of out lots, \$1,000.

THE COURTS.

Supreme Court, April Term, 1882. James L. Sprague, appellant, vs. Francis Martin, respondent.

Syllabus—After a mortgage foreclosure sale of real estate, and before the expiration of the year for redemption, the wife of the mortgagor, being joined in the execution of the mortgage, paid to the purchaser at such sale the sum necessary to make redemption, and received from him an assignment of the sheriff's certificate of sale.

It appears in the case that such purchaser "sold and assigned said certificate, and all the rights and title thereby acquired."

Held, That the transaction was in legal effect as well as in form, an assignment of the rights of the purchaser, made by the sale, and not a redemption therefrom.

A redemption from foreclosure sale by a judgment creditor of the mortgagor of property exceeding in value the amount of the judgment, and the sum paid to make such redemption, entitles the judgment creditor and extinguishes the right to make further redemption by virtue of the same judgment. The judgment is reversed, and the cause assigned to the district court of Hennepin county, with directions to enter a judgment as here indicated.

DICKINSON, J.

Ramsay County District Court. [Before Judge Simons.] Edmund Fay vs. the Minneapolis & St. Louis Railroad company. Judgment for the plaintiff in \$1,250.

Henry Stroebel et al. vs. Robinson & Carey. Judgment for the plaintiff in \$348.49.

ADJUDGED Monday, the 19th, at 10 a. m. SPECIAL TERM. [Before Judge Brill.] Sam G. Sloan vs. G. L. Becker. Continued for two weeks.

Anna Gunnip Pochler vs. A. R. Capehart. Heard and decree signed.

In the matter of the assignment of L. Finkelstein & Co. vs. Mayler Shapene. Held and taken under advisement.

Lucius O'Brien vs. Anna O'Brien. Continued to June 19.

Alan Fritz vs. Penneck Pusey. Heard and taken under advisement.

Municipal Court. [Before Judge Burr.] James Timme and M. Kelly. Jail five days.

Thomas Larkin; drunk and disorderly. Jail thirty days.

Geo. Donovan; disorderly conduct. Jail ninety days.

A. Johnson and J. Peterson; assault and battery. Dismissed.

Thas. Kourner; contempt of court. Paid \$15.

S. Brown; assault and battery. Continued to June 19.

Geo. E. H. Bell; obstructing the street. Continued to June 19.

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