

or pursuant to a lawful lease thereof, he shall not be permitted, while so in possession, to dispute or deny the title of his landlord in any action brought by such landlord, or any one claiming under or through him to recover possession of any such lands or tenements. But such estoppel shall not apply to any lessee who at and prior to the time of accepting any such lease, is already in possession of the leased lands or tenements under any claim or title adverse or hostile to that of such lessor.

SEC. 2. This act shall take effect and be in force from and after its passage.

Approved Feb. 10, 1899.

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#### CHAPTER 14.

H. F. No. 119.

Foreclosure  
sales legalized.

*An act to legalize sheriffs' certificates issued on mortgage foreclosure sales.*

Be it enacted by the Legislature of the State of Minnesota:

Legalized  
when confirmed by  
order of court.

SECTION 1. In all sales on foreclosures by action of mortgages of real estate wherein the report of sale on foreclosure has been filed by the sheriff, and such sale was thereafter confirmed by an order of the court made and filed in such action, and the sheriff's certificate of sale was thereafter executed in proper form and recorded in the office of the register of deeds of the county in which the lands sold at such foreclosure sale were situated at the time of the sale, more than twenty (20) days after such sale, such certificates of sale and the record thereof are hereby legalized and made of the same force and effect as if they had been made and recorded in the office of the register of deeds within twenty (20) days after such sale.

Not to apply  
to litigation  
pending.

*Provided, however,* that nothing herein contained shall affect any pending litigation for the purpose of setting aside any foreclosure sale heretofore made.

SEC. 2. This act shall take effect and be in force from and after its passage.

Approved Feb. 17, 1899.