



Doc No T02655959

Certified, filed and/or recorded on  
Dec 30, 2019 10:11 AM

Office of the Registrar of Titles  
Ramsey County, Minnesota  
Tara J Bach, Registrar of Titles  
Christopher A. Samuel, County Auditor and Treasurer

Deputy 701

Pkg ID 1336239C

Document Recording Fee Torrens	\$46.00
<b><i>Document Total</i></b>	<b>\$46.00</b>

**Existing Certs**

623942

---

SHERIFF'S CERTIFICATE OF SALE AND FORECLOSURE RECORD

MORTGAGE DOCUMENT #T02617750 (T)

DRAFTED BY:

Wilford, Geske & Cook P.A.

7616 Currell Blvd; Ste 200

Woodbury, MN 55125-2296

FILE NUMBER: 042919F01

SEND TAX STATEMENTS TO:

Lima One Capital LLC

201 East McBee Avenue, Suite 300

Greenville, SC 29601

Parcel Number: 092823410082

# Affidavit of Publication

## NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE: June 15, 2018  
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$391,267.72

MORTGAGOR(S): 45 North Investment Properties, LLC

MORTGAGEE: Lima One Capital, LLC  
DATE AND PLACE OF REGISTERING:  
Registered: July 02, 2018 Ramsey County Registrar of Titles

Document Number: T02617750  
ASSIGNMENTS OF MORTGAGE:  
And assigned to: Normandy Capital Trust  
Dated: June 29, 2018

Registered: February 08, 2019 Ramsey County Registrar of Titles

Document Number: T02633356  
And assigned to: Lima One Capital, LLC  
Dated: October 10, 2019

Registered: October 14, 2019 Ramsey County Registrar of Titles

Document Number: T02650152  
Transaction Agent: Not Applicable  
Transaction Agent Mortgage Identification Number: Not Applicable

Lender or Broker: Lima One Capital, LLC  
Residential Mortgage Servicer: Lima One Capital LLC

Mortgage Originator: Not Applicable  
CERTIFICATE OF TITLE NUMBER: 623942  
COUNTY IN WHICH PROPERTY IS LOCATED: Ramsey

Property Address: 1629 Hartford Ave, Saint Paul, MN 55116-1410

Tax Parcel ID Number: 092823410082  
LEGAL DESCRIPTION OF PROPERTY:  
Lot 14, Block 5, Mattock Park, Ramsey County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$307,183.41

THAT all pre-foreclosure requirements have been complied with; that no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof; that this is registered property;

PURSUANT to the power of sale contained in said mortgage, the above-described property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE: December 26, 2019 at 10:00 AM

PLACE OF SALE: Sheriff's Main Office, Lowry Building/City Hall Annex, 25 West 4th Street, Suite 150, St. Paul, Minnesota

to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorney fees allowed by law, subject to redemption within **six (6) months** from the date of said sale by the mortgagor(s), their personal representatives or assigns.

If the Mortgage is not reinstated under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on June 26, 2020, or the next business day if June 26, 2020 falls on a Saturday, Sunday or legal holiday.

Mortgagor(s) released from financial obligation: NONE

**THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

THE RIGHT TO VERIFICATION OF THE

STATE OF MINNESOTA )  
(SS.  
COUNTY OF RAMSEY )

Description: 1629 Hartford Ave, Saint Paul, MN 55116-1410

Maya IntVeld, being duly sworn on oath say she/he is and during all times herein stated has been the publisher or the publishers designated agent in charge of the newspaper known as

## St Paul Legal Ledger (MN)

and has full knowledge of the facts herein stated as follows:

(A) The newspaper has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statute Section 331A.02..

(B) She/He further states on that the printed

Trustee Sales

11813807

hereto printed as it was printed and published there in the English language; that it was first so published on

November 11, 2019 for 6 time(s):

the subsequent dates of publications being as follows:

Mon, November 11, 2019 Mon, November 18, 2019 Mon, November 25, 2019

Mon, December 2, 2019 Mon, December 9, 2019 Mon, December 16, 2019

And that the following is a printed copy of the lower case alphabet from A to Z, both inclusive, and is hereby acknowledged as being the size and kind of type used in the composition and publication of said notice, to wit:

X

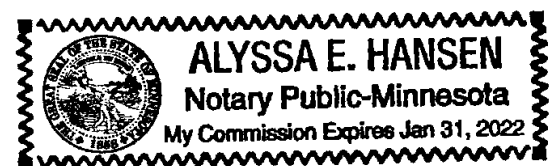
abcdefghijklmnopqrstuvwxy  
abcdefghijklmnopqrstuvwxy

Mortgage Foreclosure Notices (effective 7/1/2015). Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notices: The newspaper's known office of issue is located in Ramsey County. The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in the county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

Mr. IntVeld  
Subscribed and

Sworn to before me this 16th day of December, 2019

A Hansen  
(Notarial Seal) Notary Public, Ramsey County, Minnesota



### RATE INFORMATION:

1. Lowest classified rate paid by commercial users for comparable space:	\$	16.0000
2. Maximum rate allowed by law for the above matter:	\$	0.18629
3. Rate actually charged for the above matter:	\$	0.1694

# Affidavit of Publication

DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

DATED: October 31, 2019

LIMA ONE CAPITAL, LLC

Assignee of Mortgagee

WILFORD, GESKE & COOK P.A.

Attorneys for Assignee of Mortgagee

7616 Currell Blvd; Ste 200

Woodbury, MN 55125-2296

(651) 209-3300

File Number: 042919F01

(November 11-18-25-December 2-9-16)

===== ST. PAUL LEGAL LEDGER =====

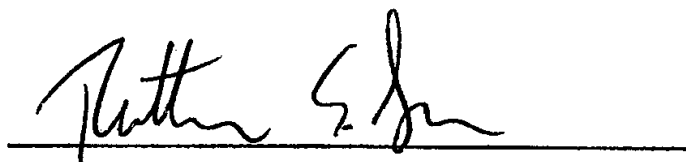
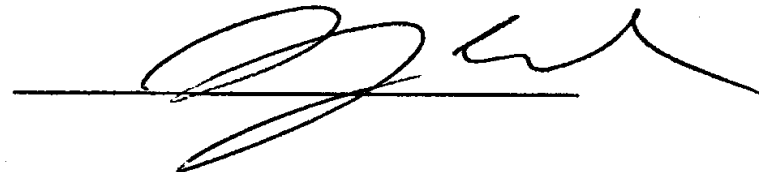
11813807

**Affidavit of Vacancy**

**State of Minnesota**  
**County of Ramsey**  
(County where Affidavit signed)

David J. Lunda, Being duly sworn, on oath says: that on the 12<sup>th</sup> day of November, 2019 at 2:05pm he attempted to serve the following: Notice of Mortgage Foreclosure Sale; Homestead Designation Notice; Foreclosure-Advice to Tenants; Help for Homeowners in Foreclosure Notice; Notice of Redemption Rights on Property Occupant therein named, personally at 1629 Hartford Ave., St. Paul, 55116, County of Ramsey, State of Minnesota, and was found to be vacant.

Subscribed and Sworn Before Me this  
12<sup>th</sup> Day of November, 2019 by, David J. Lunda

  
Notary Public

Drafted By:  
Twin City Process Service, LLC  
5416 Jefferson Court  
St. Paul MN 55110

AFFIDAVIT OF SERVICE BY UNITED STATES MAIL

STATE OF MINNESOTA

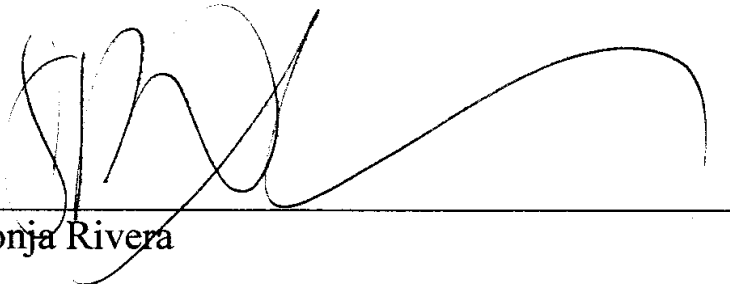
COUNTY OF WASHINGTON

Sonja Rivera, Legal Assistant on behalf of Wilford, Geske & Cook P.A. being duly sworn on oath, says that on December 03, 2019, he/she served Notice of Mortgage Foreclosure Sale on:

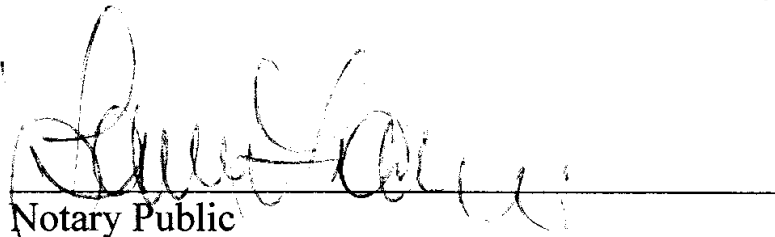
Consolidated Lumber Company, LLC d/b/a Arrow Building Center  
808 North 4th Street  
Stillwater, MN 55082

by mailing to said person(s) a copy thereof, enclosed in an envelope, postage prepaid, and by depositing same in the post office at Woodbury, Minnesota, directed to said person(s) at the address(es) shown above, the last known address(es) of said person(s).

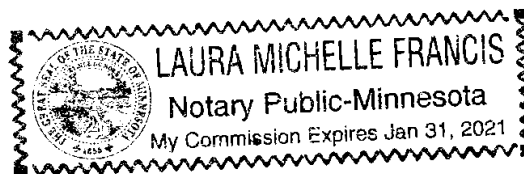
Dated: December 3, 2019

  
\_\_\_\_\_  
Sonja Rivera

Subscribed and sworn to before me on December 03, 2019, by Sonja Rivera.

  
\_\_\_\_\_  
Notary Public

WGC File # 042919F01



SHERIFF'S CERTIFICATE OF SALE AND FORECLOSURE RECORD

SHERIFF'S CERTIFICATE OF SALE

STATE OF MINNESOTA

COUNTY OF RAMSEY

I, Bob Fletcher, Sheriff of the County of Ramsey, State of Minnesota, do hereby certify that pursuant to the printed Notice of Foreclosure sale hereto attached and the power of sale contained in the following described mortgage:

DATE OF MORTGAGE: June 15, 2018

MORTGAGOR(S): 45 North Investment Properties, LLC

MORTGAGEE: Lima One Capital, LLC

DATE AND PLACE OF REGISTERING:

Registered: July 02, 2018 Ramsey County Registrar of Titles

Document Number: T02617750

ASSIGNMENTS OF MORTGAGE:

And assigned to: Normandy Capital Trust

Dated: June 29, 2018

Registered: February 08, 2019 Ramsey County Registrar of Titles

Document Number: T02633356

And assigned to: Lima One Capital, LLC

Dated: October 10, 2019

Registered: October 14, 2019 Ramsey County Registrar of Titles

Document Number: T02650152

Transaction Agent: Not Applicable

Transaction Agent Mortgage Identification Number: Not Applicable

Lender or Broker: Lima One Capital, LLC

Residential Mortgage Servicer: Lima One Capital LLC

Mortgage Originator: Not Applicable

CERTIFICATE OF TITLE NUMBER: 623942

COUNTY IN WHICH PROPERTY IS LOCATED: Ramsey

Property Address: 1629 Hartford Ave, Saint Paul, MN 55116-1410

Tax Parcel ID Number: 092823410082

I did, at the time and place in said notice specified:

DATE AND TIME OF SALE: 12/26/2019 10:00 AM

PLACE OF SALE: Sheriff's Main Office, Lowry Building/City Hall Annex, 25 West 4th Street, Suite 150, St. Paul, Minnesota

offer for sale and sell at public auction to the highest bidder and best bidder, the tract of land described as follows, to wit:

Lot 14, Block 5, Mattock Park, Ramsey County, Minnesota

and did strike off and sell the same to: Lima One Capital, LLC

for the sum of: \$323,581.09

said purchaser being the highest bidder and said sum being the highest and best bid offered therefore and that said sale was in all respects openly, honestly, fairly, and lawfully conducted, and the time allowed for redemption by the mortgagor(s), their personal representatives or assigns is six (6) months from the date of said sale.

Interest rate on the date of sale: 15%

IN TESTIMONY WHEREOF, I have hereunto set my hand on 12/26/2019.

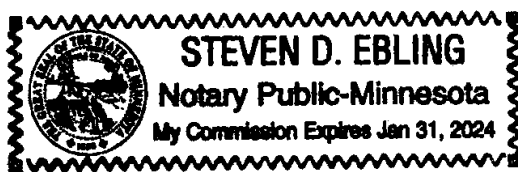
STATE OF MINNESOTA

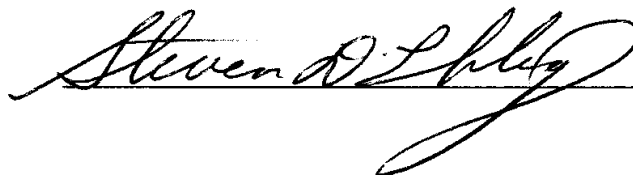
Bob Fletcher

COUNTY OF Ramsey

By , Deputy

On 12/26/2019, before me personally appeared marcie Wacker, known to be the Deputy Sheriff of said County, and the person described in and who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed as such Deputy Sheriff.







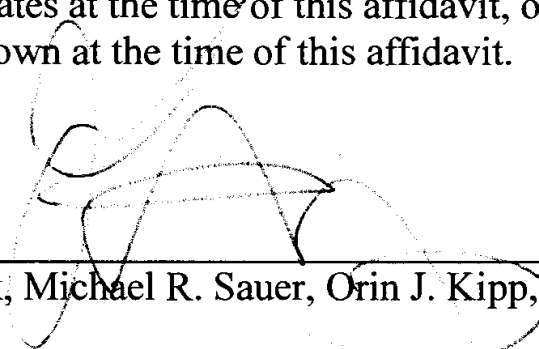
AFFIDAVIT OF MILITARY STATUS

STATE OF MINNESOTA

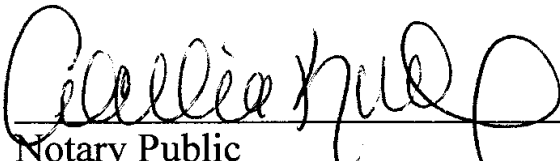
COUNTY OF WASHINGTON

The below signed being first duly sworn on oath says that he/she knows the facts relating to the military status of 45 North Investment Properties, LLC, Gary Griffiths and Suzanne Griffiths owner(s) of the mortgaged premises described in the foregoing Sheriff's Certificate of mortgage foreclosure sale thereof, that said person(s) was not in the military or naval service of the United States at the time of this affidavit, or during the twelve (12) months preceding such sale, as appears from facts known at the time of this affidavit.

Dated: 12-23-19

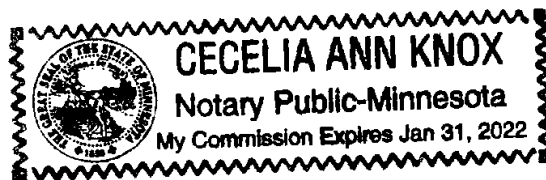
  
Eric D. Cook, Michael R. Sauer, Orin J. Kipp, Paul Hayes  
ATTORNEYS FOR WILFORD, GESKE & COOK, P.A.

Signed or attested before me on 12/23/19, by Orin J. Kipp.

  
Notary Public

Legal Assistant  
Title (and rank)

My commission expires: 1/31/2022



AFFIDAVIT OF COSTS AND DISBURSEMENTS

STATE OF MINNESOTA

COUNTY OF WASHINGTON

The below signed being first duly sworn on oath says that he/she is the attorney foreclosing the mortgage described in the printed notice of mortgage foreclosure sale hereto attached; that the following is a detailed bill of the costs and disbursements of said foreclosure, and that the same have been absolutely and unconditionally paid or incurred therein, to wit:

\$2,500.00	Attorney's Fee for foreclosing said mortgage
\$620.00	Publication of Notice of Mortgage Foreclosure
\$96.00	Recording Costs
\$60.00	Sale Fee
\$75.00	Service Costs
\$225.00	Title Search
\$3,576.00	Total

Dated: 12-23-19

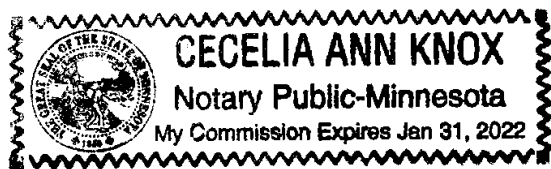
Eric D. Cook, Michael R. Sauer, Orin J. Kipp, Paul Hayes  
ATTORNEYS FOR WILFORD, GESKE & COOK, P.A.

Signed or attested before me on 12/23/19, by Orin J. Kipp.

Cecelia Knox  
Notary Public

Legal Assistant  
Title (and rank)

My commission expires: 1/31/2022



AFFIDAVIT OF COMPLIANCE

STATE OF MINNESOTA

COUNTY OF WASHINGTON

The below signed being first duly sworn on oath, states that:

1. The Foreclosure Prevention Counseling Notice has been delivered in compliance with Minnesota Statutes Section 580.021.
2. The Notice of Sale has been delivered in compliance with Minnesota Statutes Section 580.04.
3. The Foreclosure Advice Notice to Owners ("Help for Homeowners in Foreclosure") and the Notice of Redemption Rights have been delivered in compliance with Minnesota Statutes Section 580.041.
4. If the property is a one-to-four family dwelling and is occupied by one or more tenants as a residence, the Foreclosure: Advice to Tenants has been delivered in compliance Minnesota Statutes Section 580.042.
5. The Farmer Lender Mediation Notice has been delivered in compliance with Minnesota Statutes Section 582.039, if applicable.
6. The Homestead Designation Notice has been delivered in compliance with Minnesota Statutes Section 582.041, if applicable.
7. The Agricultural Designation Notice has been delivered in compliance with Minnesota Statutes Section 582.042, if applicable.

Dated: 12.23.19

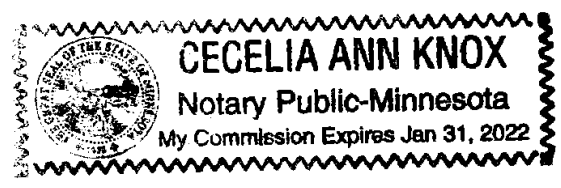
Eric D. Cook, Michael R. Sauer, Orin J. Kipp, Paul Hayes  
ATTORNEYS FOR WILFORD, GESKE & COOK, P.A.

Signed or attested before me on 12/23/19, by Cam Schupp.

Cecelia Knox  
Notary Public

Legal Assistant  
Title (and rank)

My commission expires: 1/31/2022



File Number: 042919F01