

NOTICE TO FORMER OCCUPANTS

Pursuant to Minnesota Statutes 504B.365 and 504B.271, the personal property left at 1008 Carroll Ave, Saint Paul, MN 55104 has been secured and is being stored on-site. If you are a former occupant of this location and would like to retrieve any or all of the personal property that was left at this location, you have 28 days from April 27, 2023 to remove your personal belongings.

Please contact Samantha List at 949-629-8905 if you wish to retrieve your personal property that was left at this location.

INVENTORY, BEDS, CHAIRS, MISCELLNEOUS

Frances Goodlow, David Goodlow, and Occupants
1008 Carroll Ave
Saint Paul, MN 55104-5414

Wilford, Geske & Cook

A Professional Association

ATTORNEYS AT LAW
7616 Currell Blvd; Ste 200
Woodbury, Minnesota 55125-2296

Telephone (651) 209-3300
Toll Free (855) 273-0479
Fax (651) 209-3339

April 6, 2023

Occupants
1008 Carroll Ave
Saint Paul, MN 55104-5414

Re: Goodlow , Frances
1008 Carroll Ave, Saint Paul, MN 55104-5414
Loan Number: 7500818762
Our File Number: 043001E02

Dear Borrower

Please be advised that Grand Anse Capital, LLLC has scheduled an eviction of the premises for Thursday, 4/27/2023, at 1:00 PM. With the Ramsey County Sheriff.

If you are an active member of the United States Armed Forces, or the dependent of an active servicemember, you may be entitled to rights as provided in the Servicemembers Civil Relief Act. In such case, you or your attorney should contact this law firm immediately to determine if you fall under the protection of the Act.

If you have any questions, please write or call our office. Thank you.

Very truly yours,
Wilford, Geske & Cook P.A.

Eviction Dept.

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

State of Minnesota
Ramsey County

District Court
Second Judicial District

Court File Number: **62-HG-CV-23-476**

Grand Anse Capital, LLC vs Frances
Goodlow, David Goodlow, John Doe,
Mary Rowe

**Writ of Recovery of Premises
(Minn. Stat. §504B.361)**

The State of Minnesota, to the Sheriff of Ramsey County:

Before this court on: 02/24/2023

Plaintiff(s): Grand Anse Capital, LLC

Recovered Judgment against

Defendant(s): Frances Goodlow; David Goodlow, John Doe, Mary Rowe

ORDERING recovery of the following described premises in Ramsey County,
Minnesota:

**1008 Carroll Ave
St. Paul, MN 55104 including all outbuildings and garages**

THEREFORE, YOU ARE HEREBY COMMANDED, USING THE FORCE OF THIS
COUNTY IF NECESSARY, TO CAUSE THE SAID DEFENDANT(S) TO BE REMOVED
IMMEDIATELY FROM SAID PREMISES AND THE SAID PLAINTIFF(S) TO BE PLACED
IN PEACEABLE POSSESSION OF THE SAME. YOU ARE FURTHER COMMANDED TO
MAKE RETURN OF THIS WRIT WITHIN THIRTY DAYS.

Witness the Honorable Judge Ireland as heard by Referee Bergstrom.

Dated: April 3, 2023

Michael Upton
Court Administrator

By: GO
Deputy



62-HG-CV-23-476

WRP

Vue, Anna
Feb 27 2023 10:14 AM

State of Minnesota

District Court

County of Ramsey

Second Judicial District

Grand Anse Captial, LLC.,
Plaintiff,

DECISION & ORDER

vs.

Frances Goodlow, David Goodlow, John Doe,
Mary Rowe
Defendants.

Case No.: 62-HG-CV-23-476

Case Type: Eviction (UD)

This matter came on for a hearing before Referee Bergstrom on February 24, 2023. Based on the relevant files, argument of counsel, and the proceedings held herein, the Court makes the following:

PLAINTIFF(S):

- _____, appeared on their own behalf.
- appeared represented by and with counsel,
- counsel, Paul Hayes Esq., appeared on behalf of Plaintiff.
- did not appear and is in default.

DEFENDANT(S):

- Erick Goodlow, son of tenants, appeared on their own behalf.
- _____, appeared represented by and with counsel, _____.
- did not appear and is in default.
- Other:

THE COURT FINDS AND ORDERS THAT:

1. **SETTLEMENT.** The parties have reached a settlement agreement, which is approved and incorporated into this Decision and Order.
 - Settled through Mediation (See attached settlement agreement)
 - Settled by the Litigants (See attached settlement agreement)
 - Settlement terms are as follows:
2. **SERVICE.** On review of the record:
 - Landlord properly served the Summons and Complaint.

Landlord failed to strictly comply with service requirements of Minnesota Statute § 504B.331 and this matter must be dismissed. See *Koski v. Johnson*, 837 N.W.2d 739 (Minn. Ct. App. 2013).

3. **COMPLAINT.** The allegations in the Complaint:
- are true.
 - have not been proven by Plaintiff.
 - have been proven by Plaintiff.
 - have been admitted by Defendant.
 - have been denied by Defendant.
4. The tenant has breached the lease as follows:
5. This matter is **DISMISSED**:
- WITHOUT** **WITH** prejudice. Dismissal is appropriate due to:
 - Plaintiff's failure to appear; or
 - for payment.
6. Plaintiff is entitled to recovery of the property plus filing fees and service costs paid for this court action.
7. This case shall be made immediately confidential.
8. Upon compliance and filing of an affidavit of compliance, this case may be expunged.
9. **THE WRIT OF RECOVERY** shall:
- issue immediately
 - issue after March 16, 2023 if Defendants do not vacate
 - issue if any of the above settlement conditions are not met
10. Other:

The foregoing shall constitute entry of the order of the Court.

Let Judgment Be Entered Accordingly.

Recommended by:



Bergstrom, Kathryn (Referee)
Feb 27 2023 8:59 AM

Kathryn Bergstrom
District Court Referee

By the Court:



Ireland, Mark (Judge)
Feb 27 2023 9:42 AM

District Court Judge

STATE OF MINNESOTA
COUNTY OF RAMSEY

DISTRICT COURT
SECOND JUDICIAL DISTRICT

Grand Anse Capital, LLC
Plaintiff,

Court File Number
62-HG-CV-23-476

vs.

Hearing Date & Time
Friday, February 24, 2023
8:15 AM

Frances Goodlow; David Goodlow; John Doe; Mary Rowe
Defendant,

AFFIDAVIT OF PLAINTIFF

State of Minnesota }
County of Washington } SS

I, Orin J. Kipp, plaintiff / power of authority / attorney, state that, I believe that the above defendant(s) cannot be found, or that defendant(s) is/are not in the State of Minnesota. This belief is based upon the fact that Metro Legal Services, Inc. has attempted to serve the above named defendant(s) within the bounds of Minnesota Statute § 504B.331 and has been unable to do so.

I declare under penalty of perjury that everything I have stated in this document is true and correct. Minnesota Statute § 358.116.

Dated: 2 / 16 /2023 s/ Orin J. Kipp




METRO LEGAL
legal support specialists since 1969

616 South 3rd Street
Minneapolis, MN 55415
(800) 488-8994
www.metrolegal.com

Re: 043001E02

STATE OF MINNESOTA
COUNTY OF RAMSEY

DISTRICT COURT
SECOND JUDICIAL DISTRICT

Grand Anse Capital, LLC
Plaintiff,

Court File Number
62-HG-CV-23-476

vs.

Hearing Date & Time
Friday, February 24, 2023
8:15 AM

Frances Goodlow; David Goodlow; John Doe; Mary Rowe
Defendant,

AFFIDAVIT OF SERVICE BY MAIL

State of Minnesota }
County of Washington } SS

I, Orin J. Kipp, plaintiff / power of authority / attorney, state that on
2 / 16 / 2023, I served a Summons & Complaint in Eviction Action upon Frances Goodlow;
David Goodlow; John Doe; Mary Rowe by placing a true and correct copy of the documents in an
envelope addressed to the person(s) at his/her last known address of 1008 Carroll Ave, St
Paul, MN 55104, and depositing the envelope, with sufficient postage in the U.S. Mail at the
Post Office located in the City of Woodbury, State of Minnesota.

I declare under penalty of perjury that everything I have stated in this document is true and
correct. Minnesota Statute § 358.116.

Dated: 2 / 16 / 2023

s. Orin J. Kipp
Wilford Geske & Cook
7616 Currell Boulevard
Suite 200
Woodbury MN 55125-



Re: 043001E02



616 South 3rd Street
Minneapolis, MN 55415
(800) 488-8994
www.metrolegal.com

**STATE OF MINNESOTA
COUNTY OF RAMSEY**

**SECOND JUDICIAL DISTRICT
DISTRICT COURT**

Grand Anse Capital, LLC,
VS. Plaintiff,
Frances Goodlow; David Goodlow; John Doe;
Mary Rowe,
Defendant,

File No. 62-HG-CV-23-476
Hearing Date: 2/24/2023
Time: 8:15 AM

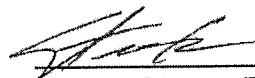
METRO LEGAL SERVICES

**AFFIDAVIT OF
SERVICE BY POSTING**

STATE OF MINNESOTA)
) SS
COUNTY OF HENNEPIN)

Steven Rice, being duly sworn, under oath states that on 2/16/2023, at 4:13 PM he served the: Summons & Complaint in Eviction Action upon the defendant(s) by posting a true and correct copy of each document in a conspicuous place upon the premises, namely on the front door, located at 1008 Carroll Ave in the City of St Paul, State of Minnesota.

I declare under penalty of perjury that everything I have stated in this document is true and correct. Minn. Stat. § 358.116.

 2/16/2023
Steven Rice, Process Server

Metro Legal Services, Inc.
616 South 3rd Street
Minneapolis, MN 55415-1104



**STATE OF MINNESOTA
RAMSEY COUNTY****SECOND JUDICIAL DISTRICT
COURT FILE 62-HG-CV-23-476
Case Type: Eviction (UD)**Grand Anse Capital, LLC vs Frances Goodlow, David
Goodlow, John Doe, Mary Rowe**EVICTON SUMMONS
Minn. Stat. § 504B.321**

THE STATE OF MINNESOTA TO THE ABOVE-NAMED DEFENDANT(S):

YOU ARE SUMMONED to appear before this Court on the date, time, and place indicated below for a hearing on the attached Complaint. The original Complaint is on file with the Court. If you do not appear and contest the claim, judgment may be entered for the Plaintiff/Landlord.**IN RESPONSE TO THE PANDEMIC, RAMSEY COUNTY DISTRICT COURT IS MOVING ALL IN-PERSON HEARINGS TO A REMOTE HEARING. THIS HEARING WILL NOT BE IN-PERSON AT THE COURTHOUSE.**

The hearing will be held via Zoom on 02/24/2023 at 8:15 AM.

Appearances shall be by video and/or audio, unless otherwise directed by the Honorable Referee Kathryn Bergstrom. If you require an interpreter, notify the court prior to the hearing date at 651-266-8253.

To join by Internet:

1. Type <https://zoomgov.com/join> in your browser's address bar.
2. **Enter the Meeting ID and Meeting Passcode (if asked):**
Meeting ID: 160 100 0699
Meeting Passcode: 164952
3. Update your name by clicking on your profile picture. If you are representing a party, add your role to your name: for example; John Smith, Attorney for Defendant.
4. Click the **Join Audio** icon in the lower left-hand corner of your screen.
5. Click **Share Video**.

To join by telephone (if you are unable to join by Internet):

Be sure you know how to mute your phone when you are not speaking and unmute it again to speak.

1. Call Toll-Free: (833) 568-8864
2. Enter the Meeting ID and the Meeting Passcode:
Meeting ID: 160 100 0699
Meeting Passcode: 164952

This is an EVICTION SUMMONS

On the date and time shown above, the judicial officer will decide whether you will have to move or whether you can continue to stay in your home. You must be on time for Court.

IF YOU DO NOT COME TO COURT

The judicial officer can order you to move immediately, and if you do not move, the sheriff can move you out and put all of your belongings into storage. You will then have to pay the storage and moving costs before you can get your belongings back.

YOU HAVE RIGHTS

YOU HAVE THE RIGHT to come to Court and tell your side of the case. For example:

- If you believe that all or some of the things that your landlord says in the attached papers are wrong, you can tell those things to the judge.
- If you believe that your landlord is trying to evict you because of something you did to protect your rights as a tenant, you can explain that to the judge.

- If the attached papers say that you have not paid rent, and you believe that your apartment is in bad condition and in need of repairs, you can tell that to the judge. Bring total rent owed to the Court hearing.
- You may have other defenses. You should research the law or ask an attorney.
- You may come to court and speak for yourself or you may have a lawyer with you to represent you.

REPRESENTATION

If you want a lawyer, you must get one right away.

Free legal services may be available to you, if you are eligible. Call **RIGHT AWAY**.

- (651) 222-4731 or visit www.smrls.org for Southern Minnesota Regional Legal Services (SMRLS)
- (612) 752-6677 or visit www.vlnmn.org for Volunteer Lawyers Network
- (612) 728-5767 or visit www.homelinemn.org for HOME Line's tenant hotline
-

If you cannot contact a legal service provider before your hearing, an attorney may be available to provide legal advice on the day of your hearing. Please ask Court staff about accessing these services when you check-in remotely for your case.

A corporation or LLC must be represented by an attorney in District Court. This includes having an attorney sign court papers on behalf of a client corporation or LLC.

FINANCIAL ASSISTANCE

All federal COVID-19 Emergency Rental Assistance programs in Ramsey County are closed to new applicants. If you have a pending application and need assistance, please visit <https://ramseycounty.us/emergencyassistance>.

You may also be eligible for assistance through the following Programs:

- **Ramsey County Emergency Assistance services:** Eligibility is limited to one time, in a 12-month period. You must also show that you have enough income to pay your monthly rent. For information about this program, go to <https://ramseycounty.us/emergencyassistance> or call the Emergency Assistance Hotline at (651) 266-4884, or e-mail chs.ea-ega.unit@co.ramsey.mn.us
- **Neighborhood House Housing Stability:** call 651-789-3602 or contact by e-mail at Housingstability@neighborhoodhousemn.org

MEDIATION

Mediation is a voluntary process in which people meet in a safe environment with an impartial mediator to work toward a satisfactory resolution of the issues, without the additional time and expense involved in litigation. The mediator does not decide the outcome, but rather assists people in reaching an agreement that best meets everyone's needs.

Mediation is a confidential process of shared decision-making, in which one or more neutral persons assist individuals, organizations, and communities in conflict, to work toward a variety of goals.

Mediators from the Dispute Resolution Center will be available at your hearing. If both parties are present, you are strongly encouraged to speak with a mediator prior to the case being called.

Your case may be mediated prior to Court, saving you time and resources. The Dispute Resolution Center can be reached at (651) 292-7791 or via email at mediation@drc-mn.org.

Orin J. Kipp
Attorney
651-209-3300

Issued by the Administrator of the above-named Court on
Michael Upton, Court Administrator
By: GO, Deputy

Distribution: Plaintiff copy Defendant copy Serve by: February 17, 2023, but **NOT ON A HOLIDAY**.
Original RETURN NO LATER THAN February 21, 2023, WITH AFFIDAVITS COMPLETED.

To receive an eReminder for future court dates via e-mail or text, visit <http://www.mncourts.gov/Hearing-eReminders.aspx> or scan the QR code to enroll.



STATE OF MINNESOTA

COUNTY OF RAMSEY

Grand Anse Capital, LLC,

Plaintiff,

vs.

Frances Goodlow, David Goodlow, John Doe
and Mary Rowe,

Defendant(s).

DISTRICT COURT

SECOND JUDICIAL DISTRICT

COURT FILE NO. _____

COMPLAINT IN EVICTION

Orin J. Kipp, attorney for Plaintiff herein, being first duly sworn, on oath complains and states as follows:

1. That he is the attorney for Grand Anse Capital, LLC, Plaintiff herein.
2. That Plaintiff is now the owner of the following described property located in Ramsey County, Minnesota, having a street address of 1008 Carroll Ave, Saint Paul, MN 55104-5414, including all outbuildings and garage(s), and legally described as follows:

The West 16.5 feet of the East 27 feet of Lot 8, Block 4, G.V. Bacon's Subdivision, Ramsey County, Minnesota

3. That the property was sold at a sheriff's sale held on June 07, 2022, pursuant to a mortgage foreclosure on the property. Said sale was subject to a redemption period of six (6) months, which has now expired with no redemption being made by the mortgagor. A true and correct copy of the Sheriff's Certificate of Sale and Foreclosure Record is attached hereto. The property was subsequently assigned to Plaintiff. A true and correct copy of the Assignment of Sheriff's Certificate is attached hereto.

4. That Plaintiff is now the fee owner of the property and is entitled to possession thereof.
5. That Defendant(s) is/are still in possession of the property.
6. That Plaintiff has fully complied with Minnesota Statutes § 504B.181, by actual knowledge of the Defendant(s).

WHEREFORE, Plaintiff demands judgment against Defendant(s) for restitution of the property.

Dated: February 2, 2023

WILFORD, GESKE & COOK P.A.

_____/s/ Orin J. Kipp
Orin J. Kipp, #0390438
Attorneys for Grand Anse Capital, LLC
7616 Currell Blvd; Ste 200
Woodbury, MN 55125-2296
(651) 209-3300

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

STATE OF MINNESOTA

COUNTY OF WASHINGTON

Orin J. Kipp, being first duly sworn, says that he is the attorney for Grand Anse Capital, LLC. That the allegations contained in the Complaint are true to his own knowledge except as to those matters therein stated on information and belief, and as to those matters he believes it to be true.

I declare under penalty of perjury that everything I have stated in this document is true and correct. Minn. Stat. § 358.116.

Dated: February 2, 2023

_____/s/ Orin J. Kipp_____
Orin J. Kipp

ACKNOWLEDGMENT

The Plaintiff, by its attorneys, acknowledges that sanctions may be imposed under Minn. Stat. §549.211.

Dated: February 2, 2023

WILFORD, GESKE & COOK P.A.

_____/s/ Orin J. Kipp_____
Orin J. Kipp, #0390438
Attorneys for Grand Anse Capital, LLC
7616 Currell Blvd; Ste 200
Woodbury, MN 55125-2296
(651) 209-3300

NON-MILITARY AFFIDAVIT

Orin J. Kipp, being duly sworn on oath, deposes and says that he is the attorney for Plaintiff in the above-entitled action; that, to the best of his/her knowledge, Defendant(s) named above is/are not now in the military or naval service of the United States; and that this affidavit is made in compliance with the Servicemembers Civil Relief Act. (50 U.S.C. Appx. § 501, et seq.). Additionally, I am unable to determine the military status of any unnamed or unknown occupants as I do not have sufficient information to determine their military status.

I declare under penalty of perjury that everything I have stated in this document is true and correct. Minn. Stat. § 358.116.

Dated: February 2, 2023

s/ Orin J. Kipp
Orin J. Kipp



**Status Report
Pursuant to Servicemembers Civil Relief Act**

SSN:
 Birth Date:
 Last Name: GOODLOW
 First Name: FRANCES
 Middle Name:
 Status As Of: Feb-02-2023
 Certificate ID: K62BGNQHFDLYCXP

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Michael V. Sorrento, Director
 Department of Defense - Manpower Data Center
 400 Gigling Rd.
 Seaside, CA 93955



Status Report
Pursuant to Servicemembers Civil Relief Act

SSN:
 Birth Date:
 Last Name: GOODLOW
 First Name: DAVID
 Middle Name:
 Status As Of: Feb-02-2023
 Certificate ID: RK1VL5B6C91FJ9R

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Michael V. Sorrento, Director
 Department of Defense - Manpower Data Center
 400 Gigling Rd.
 Seaside, CA 93955

Doc No T02733675

Certified, filed and/or recorded on
Jun 8, 2022 9:18 AM

Office of the Registrar of Titles
Ramsey County, Minnesota
Todd J. Uecker, Registrar of Titles
Heather L. Bestler, County Auditor and Treasurer

Deputy 715

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

Existing Certs

601964

SHERIFF'S CERTIFICATE OF SALE AND FORECLOSURE RECORD

MORTGAGE DOCUMENT #1820382 (T)

DRAFTED BY:

Wilford, Geske & Cook P.A.
7616 Currell Blvd; Ste 200
Woodbury, MN 55125-2296
FILE NUMBER: 043001F01

SEND TAX STATEMENTS TO:

Trinity Financial Services, LLC
2618 San Miguel Drive, Suite 303
Newport Beach, CA 92660
Parcel Number: 352923330051

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: March 10, 2004
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$71,920.00

MORTGAGOR(S): Frances D Goodlow and David L Goodlow Jr, wife & husband
MORTGAGEE: National City Bank
DATE AND PLACE OF REGISTERING: Registered: June 07, 2004 Ramsey County Registrar of Titles

Document Number: 1820382
ASSIGNMENTS OF MORTGAGE:
And assigned to: US Mortgage Resolution LLC
Dated: October 16, 2018
Registered: December 20, 2019 Ramsey County Registrar of Titles

Document Number: T02655004
And assigned to: Trinity Financial Services, LLC
Dated: July 26, 2019
Registered: February 25, 2020 Ramsey County Registrar of Titles

Document Number: T02650048
Transaction Agent: Not Applicable
Transaction Agent Mortgage Identification Number: Not Applicable
Lender or Broker: National City Bank
Residential Mortgage Services: Trinity Financial Services, LLC

Mortgage Originator: Not Applicable
CERTIFICATE OF TITLE NUMBER: 601664
COUNTY IN WHICH PROPERTY IS LOCATED: Ramsey
Property Address: 1008 Carroll Ave, Saint Paul, MN 55104 5414

Tax Parcel ID Number: 352923330051
LEGAL DESCRIPTION OF PROPERTY:
The West 16.5 feet of the East 27 feet of Lot 8, Block 4, G.V. Bacon's Subdivision, Ramsey County, Minnesota
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$103,641.06

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: June 07, 2022 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 December 07, 2022, or the next business day if December 07, 2022 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.

STATE OF MINNESOTA)
(SS.
COUNTY OF RAMSEY)
Description: 1008 Carroll Ave, Saint Paul, MN 55104-5414

Elizabeth Holmes, 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

12111801

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

April 25, 2022 for 6 time(s):
the subsequent dates of publications being as follows:

Mon, April 25, 2022	Mon, May 2, 2022	Mon, May 9, 2022
Mon, May 16, 2022	Mon, May 23, 2022	Mon, May 30, 2022

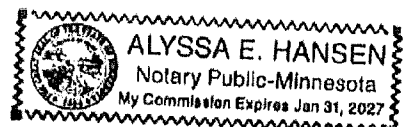
And that the following is a printed copy of the lower case alphabet from A to Z, both inclusive, and is hereby acknowledged as being the size and kind of type used in the composition and publication of said notice, to wit:

X abcdefghijklmnopqrstuvwxyz
abcdefghijklmnopqrstuvwxyz

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 that county.

[Signature]
Subscribed and sworn to before me this 30th day of May, 2022

(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:	\$	0.18806
3. Rate actually charged for the above matter:	\$	0.1710

Affidavit of Publication

THE RIGHT TO VERIFICATION OF THE 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: April 25, 2022

TRINITY FINANCIAL SERVICES, LLC
Assignee of Mortgagee

WILFORD, GESKE & COOK P.A.
Attorneys for Assignee of Mortgagee
7616 Carrell Blvd; Ste 200
Woodbury, MN 55125-2296
(651) 209-3300
File Number: 043001F01

(April 25-May 2-9-16-23-30)

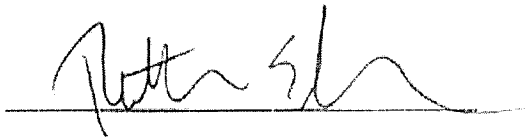
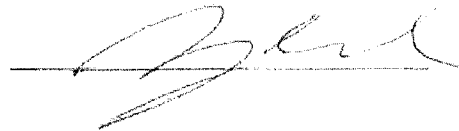
===== ST. PAUL LEGAL LEDGER =====
1211 1801

Affidavit of Service

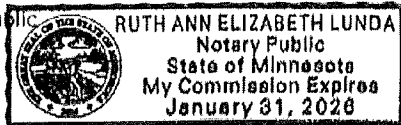
State of Minnesota
County of Ramsey
(County where Affidavit signed)

David J. Lunda, Being duly sworn, on oath says: that on the 25th day of April, 2022 at 6:24pm he served 3 copies of 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, James Omar, personally at 1008 Carrol Ave., St. Paul, 55104, County of Ramsey, State of Minnesota, by handing to and leaving with property occupant James Omar a true and correct copy thereof.

Subscribed and Sworn Before Me this
27th Day of April, 2022 by David J. Lunda



Notary Public



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

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: March 10, 2004

MORTGAGOR(S): Frances D Goodlow and David L Goodlow Jr, wife & husband

MORTGAGEE: National City Bank

DATE AND PLACE OF REGISTERING:

Registered: June 07, 2004 Ramsey County Registrar of Titles
Document Number: 1820382

ASSIGNMENTS OF MORTGAGE:

And assigned to: US Mortgage Resolution LLC
Dated: October 16, 2018

Registered: December 26, 2019 Ramsey County Registrar of Titles
Document Number: T02655904

And assigned to: Trinity Financial Services, LLC
Dated: July 26, 2019

Registered: February 25, 2020 Ramsey County Registrar of Titles
Document Number: T02659948

Transaction Agent: Not Applicable
Transaction Agent Mortgage Identification Number: Not Applicable
Lender or Broker: National City Bank
Residential Mortgage Servicer: Trinity Financial Services, LLC
Mortgage Originator: Not Applicable

CERTIFICATE OF TITLE NUMBER: 601964

COUNTY IN WHICH PROPERTY IS LOCATED: Ramsey
Property Address: 1008 Carroll Ave, Saint Paul, MN 55104-5414
Tax Parcel ID Number: 352923330051

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

DATE AND TIME OF SALE: 6/7/2022 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:

The West 16.5 feet of the East 27 feet of Lot 8, Block 4, G.V. Bacon's Subdivision, Ramsey County, Minnesota

and did strike off and sell the same to: Trinity Financial Services, LLC

for the sum of: \$104,785.91

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: 6.5%

IN TESTIMONY WHEREOF, I have hereunto set my hand on 6/7/2022.

STATE OF MINNESOTA

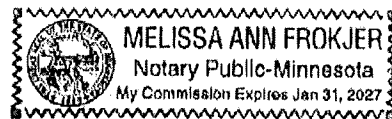
Bob Fletcher

COUNTY OF Ramsey

By *Daniel Westlund*, Deputy

On 6/7/2022, before me personally appeared *Daniel Westlund*, 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.

Melissa Frokjer



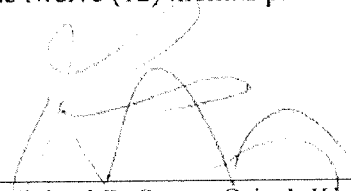
AFFIDAVIT OF MILITARY STATUS

STATE OF MINNESOTA

COUNTY OF WASHINGTON

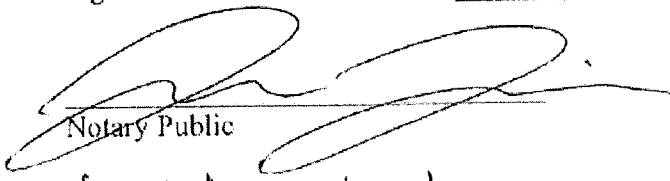
The below signed being first duly sworn on oath says that he/she knows the facts relating to the military status of Frances Goodlow and David Goodlow owner(s) of the mortgaged premises described in the foregoing Sheriff's Certificate of mortgage foreclosure sale thereof, that said person(s) was not in 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: 6-6-22



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

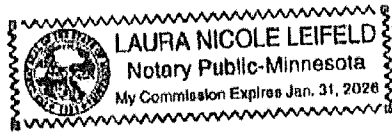
Signed or attested before me on 6-6-22, by Orin J. Kipp



Notary Public

Legal Assistant
Title (and rank)

My commission expires: 1-31-26



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:

\$695.00	Attorney's Fee for foreclosing said mortgage
\$620.00	Publication of Notice of Mortgage Foreclosure
\$96.00	Recording Costs
\$60.00	Sale Fee
\$95.00	Service Costs
\$330.00	Title Search
\$1,896.00	Total

Dated: 6-6-22

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

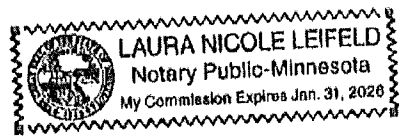
Signed or attested before me on 6-6-22, by Orin J. Kipp.

Notary Public

Legal Assistant

Title (and rank)

My commission expires: 1-31-26



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: 6-6-22

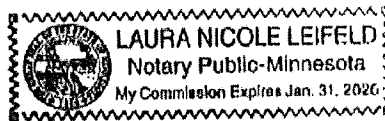
Eric D. Cook, Michael R. Sauer, Orin J. Kipp, Paul Hayes
ATTORNEYS FOR WILFORD, GESKE & COOK, P.A.

Signed or attested before me on 6-6-22, by Orin J. Kipp.

Notary Public

Legal Assistant
Title (and rank)

My commission expires: 1-31-26



File Number: 043001F01

Doc No **T02739720**

Certified, filed and/or recorded on
Aug 25, 2022 11:01 AM

Office of the Registrar of Titles
Ramsey County, Minnesota
Todd J. Uecker, Registrar of Titles
Heather L. Bestler, County Auditor and Treasurer

Deputy 309

County Conservation Fee	\$5.00
Document Recording Fee Torrens	\$46.00
Environmental Response Fund .0001	\$0.05
State Deed Tax .0033	\$1.65
<i>Document Total</i>	\$52.70

Existing Certs

601964

ASSIGNMENT OF SHERIFF'S CERTIFICATE OF SALE

Grantor: Trinity Financial Services, LLC

Grantee: Grand Anse Capital, LLC

DRAFTED BY:

Wilford, Geske & Cook P.A.
7616 Currell Blvd; Ste 200
Woodbury, MN 55125-2296
FILE NUMBER: 043001F01

SEND TAX STATEMENTS TO:

Grand Anse Capital, LLC
c/o ATA Corporate Services, LLC
1201 N. Market Street, Suite 2300
Wilmington, DE 19201
Parcel Number: 352923330051

ASSIGNMENT OF SHERIFF'S CERTIFICATE OF SALE

STATE DEED TAX DUE HEREON: \$ 1.70

KNOW ALL MEN BY THESE PRESENTS, that Trinity Financial Services, LLC, a limited liability company under the laws of the state of Wyoming, party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it in hand paid by Grand Anse Capital, LLC, party of the second part, receipt whereof is hereby acknowledged, does hereby sell, assign, transfer and set over on to the party of the second part, its successors and assigns, forever that certain Sheriff's Certificate of Sale, executed by the Sheriff of Ramsey County, State of Minnesota, on 6/7/2022, filed for record in the office of the County Registrar of Titles on June 8, 2022, as Document Number T02733675, Ramsey County, State of Minnesota, upon the following described real property, to wit:

The West 16.5 feet of the East 27 feet of Lot 8, Block 4, G.V. Bacon's Subdivision, Ramsey County, Minnesota

And the party of the first part, in further consideration of payment of the above sum to it by party of the second part, for itself and its successors, does covenant with party of the second part, its successors and assigns, that it has not made, done, executed, or suffered any act or thing whatsoever whereby the premises described in the Sheriff's Certificate of Sale above mentioned, or any part thereof, now or at any time hereafter, shall or may be imperiled, charged, or encumbered in any manner whatsoever.

Total consideration is less than \$3,000.00.

Dated: July 21, 2022

Trinity Financial Services, LLC

By: Don A. Madden III

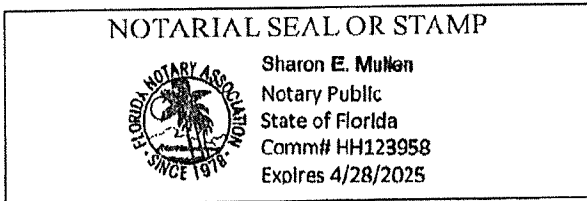
Its President

STATE OF FLORIDA

COUNTY OF PALM BEACH

This instrument was acknowledged before me on July 21st, 2022 by

Don A. Madden III as President of Trinity Financial Services, LLC, a limited liability company under the laws of Wyoming, on behalf of the limited liability company.



Sharon E. Mullen
Notary Public

Wilford, Geske & Cook

A Professional Association

ATTORNEYS AT LAW
7616 Currell Blvd; Ste 200
Woodbury, Minnesota 55125-2296

Telephone (651) 209-3300
Toll Free (855) 273-0479
Fax (651) 209-3339

February 2, 2023

Frances Goodlow and David Goodlow
All Other Occupants
1008 Carroll Ave
Saint Paul, MN 55104-5414

Re: Grand Anse Capital, LLLC v. Frances Goodlow, et al
1008 Carroll Ave, Saint Paul, MN 55104-5414
Our File Number: 043001E02

NOTICE OF TENANT RIGHTS UNDER FEDERAL AND STATE LAW

Please be advised that Grand Anse Capital, LLLC is now the owner of the above-referenced property pursuant to the completion of a mortgage foreclosure sale.

FORMER OWNERS: If you are the former owner of the property, or the child, spouse, or parent of the former owner, and are still occupying the property, you are not entitled to any notice period and must vacate the property immediately.

TENANTS: If you are a tenant of the former owner of the property, and not the child, spouse, parent or roommate of the former owner, you may be entitled to additional rights as provided in the Protecting Tenants at Foreclosure Act of 2009 ("PTFA") and Minn. Stat. §504B.285, including the right to remain in the property for 90 days from the date of this letter.

This Notice is given to provide any tenant the opportunity to provide the undersigned with evidence to show that the tenant is entitled to protection under Minn. Stat. §504B.285. Within ten (10) days of the date of this letter, you must:

1. Send copies of the following documents by fax or mail, attn: Eviction Dept. :
 - a. A written lease (if an oral lease you must provide us a summary of the terms of your oral lease, including: the term of the lease, monthly rental amount, and all other relevant lease terms);
 - b. Proof of your alleged monthly rental amount (proof may be in the form of a copy of your lease showing the rent amount, or, if an oral lease, copies

of cancelled checks or money orders); and

- c. Proof that all monthly rental payments due under the lease have been paid to date (proof may be in the form of copies of cancelled checks, money orders, or a signed statement from your landlord stating that you have paid your rent in full as required by your lease).
- d. A copy of your driver's license or state ID card showing your residence as this property.

OR

2. Vacate and surrender possession of the property to Grand Anse Capital, LLLC.

FAILURE TO PROVIDE THE REQUESTED DOCUMENTS OR VACATE THE PROPERTY WITHIN THE STATED TIME FRAME MAY RESULT IN THE COMMENCEMENT OF AN UNLAWFUL DETAINER ACTION AGAINST YOU.

NINETY (90) DAY NOTICE TO VACATE

In the event any occupant of the property is determined to be a bona fide tenant as defined by the PTFA and Minn. Stat. §504B.285, this is further notice to you that you must vacate the property on or before midnight, May 3, 2023. Vacating the property includes the removal of all personal items located in and about the property.

FAILURE TO FULLY VACATE THE PROPERTY BY THIS DATE MAY RESULT IN THE COMMENCEMENT OF AN EVICTION ACTION AGAINST YOU.

If you timely provide the documents requested above and it is determined that your lease qualifies as a Bona Fide Lease as defined in the PTFA and Minn. Stat. §504B.285, you may be entitled to remain in the property for the term of your lease rather than until May 3, 2023 as noted.

We are writing to notify you that if you are a military service member on "active duty" or "active service", or a dependent of such a service member, you may be entitled to certain legal protections pursuant to the Service Members Civil Relief Act (SCRA). Eligible Service can include:

1. Active duty (as defined in section 101(d)(1) of title 10, United States Code) with the Army, Navy Air Force, Marine Corps, or Coast Guard;
2. Active service with the National Guard;
3. Active service as a commissioned officer of the National Oceanic and Atmospheric Administration;
4. Active service as a commissioned officer of the Public Health Service; or
5. Service with the forces of a nation with which the United States is allied in the prosecution of a war or military action.

Eligible service also includes any period during which a service member is absent from duty on account of sickness, wounds, leave, or other lawful cause. If you believe that you may be eligible for such protection, please contact our office below within 10 calendar days from the date of this letter.

Please be advised that Grand Anse Capital, LLLC is allowed to market and sell the property at any time during the term of your lease. If the property is sold to someone who intends to occupy the property as their primary residence, Grand Anse Capital, LLLC has the right to terminate your lease as dictated by the terms of your lease or by Minnesota law.

If you have any questions regarding the contents of this Notice, please contact the Eviction Dept. at our office, (651) 209-3312, or by email at eviction@wgcmn.com.

Sincerely,

WILFORD, GESKE & COOK, P.A.

Eviction Department