

**STATE OF MINNESOTA, COUNTY OF RAMSEY
DISTRICT COURT, SECOND JUDICIAL DISTRICT**

**CASE TYPE 2: CONDEMNATION
COURT FILE NO. 62-CV-26-917
JUDGE REYNALDO ALIGADA, JR.
NOTICE OF HEARING**

County of Ramsey,

Petitioner,

v.
Juan Martinez Albarran, Mortgage Electronic Registration Systems, Inc. (MERS), State of Minnesota, Xa Lee, Elizabeth Gallegos, Pedro Gallegos, Levi Price, Juan M. Vargas Diaz, David R. Beaudet, as Trustee of the Trust Agreement of David R. Beaudet, Christine Esparza, Matthew G. Knutson, Royal Credit Union, Felipe G. Illescas, Affinity Plus Credit Union, Jon Cody, Thomas Cody, CTW Group Incorporated, Tradition Capital Bank, Heriberto Martinez Gomez, Cambria Financial Group LLC dba Cambria Mortgage, Pawtoki Wah, Thaug Aye, Minnesota Housing Finance Agency, Jeremiah W. Saari, Wells Fargo Bank, N.A., Jennie Bernard, Debra R. Messenger, Lakeview Loan Servicing, LLC., Gerardo Hernandez, Chue Chang, Kou Chang, Blaze Credit Union-FKA Hiway Federal Credit Union, Capital One Bank (USA), Andres Jaramillo, Encarnacion Jaramillo, Bruce Kou Yang, Ehniine Paung, Ain Thee Paung, Michael Roach, TCF National Bank, Karla Judith Martinez, Loan Depot.com, Tewodros E. Dejene, Jeffrey Reed, U.S. Bank National Associated N.D., Midland Credit Management, Inc., Minerva Munoz, Sun West Mortgage Company, Inc., U.S. Bank National Association, Hank Cu, Ruby Ngoc Nguyen, MV Builders, LLC., CAG Minnesota Fund II, LLC., Sunrise Banks, National Association, Houa Vang, Lake Area Mortgage, Cavalry SPV I as Assignee GE Retail Bank/Sam's Club Discover, Derrell Evans, Secretary of Housing and Urban Development, Portfolio Recovery Associates, LLC., Michel M. Braaten, Ted Ries, Juan Jose Escobar, Regions Hospital, Yangsbrothers, LLC., Americana Community Bank, City of St. Paul and County of Ramsey,
and all other parties unknown having any claimed right, title or interest in the premises herein, together with the unknown heirs or devisees, if any, of the parties that may be deceased, and including unknown spouses, if any,
Respondents.

**IN THE MATTER OF THE
CONDEMNATION OF CERTAIN LAND**

TO THE RESPONDENTS HEREIN ABOVE NAMED:

You, and each of you, are hereby notified that on the 12th day of May 2026, at 9:00 a.m. via ZOOM before Judge Reynaldo Aligada, Jr. Petitioner will present to the above-named court a Petition now on file herein for condemnation of certain land for highway purposes. Parties wishing to appear at the remote hearing at **9:00 a.m. on May 12, 2026**, can join by logging into zoom.us/join or by telephone (audio only/toll-free) at 1-833-568-8864. After connecting, enter the following Meeting ID and Passcode:
Meeting ID: 161 026 9548
Passcode: 192182
If you plan to appear by ZOOM or telephone, please notify the petitioner's attorney listed below in order to receive a copy of any proposed exhibits and orders provided to the court. You are not required to notify the petitioner's attorney, but failure to do so may prevent you from having access to the exhibits and proposed orders submitted.

The object of the Petition is to acquire by "quick take" condemnation under the right of eminent domain the real property interests as described in the Petition.

The land desired and proposed to be taken is situated in Ramsey County, Minnesota, and is described in the Petition, together with the names of all persons appearing of record or known to Petitioner to be the owners of said land or interested therein including all whom Petitioner has been able by investigation and inquiry to discover, together with the nature of the ownership of each as nearly as can be ascertained.

At the hearing, the County of Ramsey will ask the Court for an order permitting payment to the respective owners or deposit with the Court an amount equal to Petitioner's approved appraisal of value of the parcels described in the Petition, thereby transferring title and the right to possession of the property to the County of Ramsey effective May 18, 2026. Furthermore, the County of Ramsey will ask the Court to ascertain the allocation of funds so deposited and to establish a procedure for the withdrawal of those funds. Neither payment to the respective owners nor deposit with the Court shall prejudice or affect the right of a respective party to apply for additional payment in this proceeding. Finally, the County of Ramsey will ask the Court to establish procedures by which commissioners shall hear all allegations and proofs of persons interested herein.

A party wishing to challenge the public use or public purpose, necessity, or authority for a taking must appear at the court hearing and state the objection or must appeal within 60 days of a court order, and a court order approving the public use or public purpose, necessity, and authority for the taking is final unless an appeal is brought within 60 days after service of the order on the party. Furthermore, a party wishing to be heard as to the appointment of the commissioners who will ascertain the amount of damages must appear at the court hearing.

Any person not appearing at the hearing, or otherwise filing a notice of appearance with the district court, may not be notified of further hearings or actions related to the Petition.

Dated: March 18, 2026
JOHN J. CHOI
Ramsey County Attorney
By: *s/ Scott Schwahn*
Scott Schwahn (#0222239)
Assistant Ramsey County Attorney
360 Wabasha St. N., Suite 100
St. Paul, MN 55102
(651) 266-3014 (Schwahn)
scott.schwahn@co.ramsey.mn.us
Attorneys for Petitioner

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**STATE OF MINNESOTA, COUNTY OF RAMSEY
DISTRICT COURT, SECOND JUDICIAL DISTRICT**

**CASE TYPE 2: CONDEMNATION
COURT FILE NO. 62-CV-26-917
JUDGE REYNALDO ALIGADA, JR.**

PETITION

County of Ramsey,

Petitioner,

v.
Juan Martinez Albarran, Mortgage Electronic Registration Systems, Inc. (MERS), State of Minnesota, Xa Lee, Elizabeth Gallegos, Pedro Gallegos, Levi Price, Juan M. Vargas Diaz, David R. Beaudet, as Trustee of the Trust Agreement of David R. Beaudet, Christine Esparza, Matthew G. Knutson, Royal Credit Union, Felipe G. Illescas, Affinity Plus Credit Union, Jon Cody, Thomas Cody, CTW Group Incorporated, Tradition Capital Bank, Heriberto Martinez Gomez, Cambria Financial Group LLC dba Cambria Mortgage, Pawtoki Wah, Thaug Aye, Minnesota Housing Finance Agency, Jeremiah W. Saari, Wells Fargo Bank, N.A., Jennie Bernard, Debra R. Messenger, Lakeview Loan Servicing, LLC., Gerardo Hernandez, Chue Chang, Kou Chang, Blaze Credit Union-FKA Hiway Federal Credit Union, Capital One Bank (USA), Andres Jaramillo, Encarnacion Jaramillo, Bruce Kou Yang, Ehniine Paung, Ain Thee Paung, Michael Roach, TCF National Bank, Karla Judith Martinez, Loan Depot.com, Tewodros E. Dejene, Jeffrey Reed, U.S. Bank National Associated N.D., Midland Credit Management, Inc., Minerva Munoz, Sun West Mortgage Company, Inc., U.S. Bank National Association, Hank Cu, Ruby Ngoc Nguyen, MV Builders, LLC., CAG Minnesota Fund II, LLC., Sunrise Banks, National Association, Houa Vang, Lake Area Mortgage,

Cavalry SPV I as Assignee GE Retail Bank/Sam's Club Discover, Derrell Evans, Secretary of Housing and Urban Development, Portfolio Recovery Associates, LLC., Michel M. Braaten, Ted Ries, Juan Jose Escobar, Regions Hospital, Yangsbrothers, LLC., Americana Community Bank, City of St. Paul and County of Ramsey,

and all other parties unknown having any claimed right, title or interest in the premises herein, together with the unknown heirs or devisees, if any, of the parties that may be deceased, and including unknown spouses, if any,
Respondents.

**IN THE MATTER OF THE
CONDEMNATION OF CERTAIN LAND**

The County of Ramsey brings this Petition and respectfully states and alleges:

I.
That this proceeding is taken pursuant to law in the name of and on behalf of the County of Ramsey, State of Minnesota, by John J. Choi, the duly elected, qualified and acting County Attorney, at the request of the Board of County Commissioners of Ramsey County, as shown by County Board Resolution No. B2023-052, dated April 4, 2023, a certified copy of which is attached hereto as Exhibit A and made a part hereof.

II.
That the County of Ramsey also deems it necessary, expedient, and for a public use and purpose to obtain by "quick take" condemnation under the right of eminent domain the permanent easements and temporary construction easements in the lands as described in this Petition, together with all structures, trees, shrubs, grass and herbage to be damaged thereby.

III.
In the attached Exhibit B, where a "temporary easement" is identified, the interests being conveyed include all rights of possession and use, for a limited period of time, necessary or incidental to support the related construction project, including the right: to stage equipment or supplies; to access other portions of the construction project; to make minimal permanent alterations to the grade of the land that do not substantially impact the remainder; to remove (and restore in substantially similar condition) any plants, ground cover, or physical improvements; to access, both ingress and egress, from the most reasonably convenient rights-of-way; and to install any temporary improvements. Reasonable and convenient access to the remainder will be maintained. The term of the temporary easement shall be for 24 months beginning on May 18, 2026, and ending May 18, 2028, or for 24 months from the date when granted pursuant to order of the district court, whichever is later. In addition, the interests identified in this paragraph include the option of the Petitioner to extend the temporary easement for up to six-month, two time, by providing to GRANTOR, at least 30 days before the expiration of the term, written notice of the length of extension and payment equal to the pro-rata value of the compensation for the original term.

IV.
Personal property not specifically identified as being acquired, including, but not limited to, fencing, irrigation systems, pavement, curbing, or signage, or trees, shrubs, plants, or ground covering, is not included in this petition, except to the extent the above rights provide for the removal, replacement, use, or repair of such property. It is the intention of the Petitioner to address any claim of damage related to personal property destroyed, removed, lost, or otherwise damaged, but not repaired or replaced in substantially similar condition, in accordance with applicable relocation laws, including Minn. Stat. § 117.50 - .56 or the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and any regulations adopted pursuant thereto.

V.
That the purpose for which said interests in land described in this Petition are being acquired is for the purpose of a roadway project for reconstructing Maryland Avenue from Clark Street to Edgerton Street, which includes updates to sidewalks and pedestrian crossing to ensure ADA (American Disability Act) compliance.

VI.
The taking in this matter is to obtain rights sufficient to support the construction and maintenance of a public highway, including related facilities. Unless specifically identified, pre-existing utility, pipeline, access, and other easements or interests shall remain in full force and effect and shall only be impaired to the extent necessary for the County of Ramsey to construct and maintain a public highway, and related uses, on the land being acquired. For any parcel being taken by this condemnation proceeding that is subject to pre-existing utility, pipeline, access, or other easements or interests, the County of Ramsey shall work as needed with the easement holder to adjust facilities to accommodate the construction or to adjust construction plans to minimize related damages.

VII.
It is the intent of the Petitioner that reasonable access, in at least one direction, to the main thoroughfare will be maintained for any remaining interest of a property from which a temporary easement is taken.

VIII.
Notwithstanding anything to the contrary contained herein, should tests or evaluations undertaken by or on behalf of the County of Ramsey indicate the possible presence of pollutants, contaminants, or hazardous substances on any of the property described in this Petition, the County of Ramsey reserves the right to defer effecting the transfer of the interest to any of the property as described herein for a reasonable time until the County of Ramsey can evaluate whether it wishes to proceed with the taking, abandon these proceedings and dismiss the Petition as to said property, or otherwise respond to such information.

Further, the County of Ramsey reserves the right to recover costs of clean-up and testing and all other damages resulting from the presence of pollutants, contaminants, or hazardous substances on the property described herein, from all potentially responsible parties in a separate legal action.

IX.
That a party wishing to challenge the public use or public purpose, necessity, or authority for a taking must appear at the hearing of this Court at which the County of Ramsey, as Petitioner, shall present this Petition to the Court and state the objection or must appeal within 60 days of a Court order.

X.
That the land in these proceedings to be taken are situated in Ramsey County, Minnesota and are more particularly described in attached Exhibit B which is made a part hereof. The names of all persons appearing of record or known to the County of Ramsey to be the owners of said land, or interested therein, including all whom the County of Ramsey has been able by investigation and inquiry to discover, together with the nature of the ownership of each, as nearly as can be ascertained, are set forth on attached Exhibit B.

XI.
The County of Ramsey hereby moves the court for an order transferring title and possession of the parcels described herein prior to filing of an award by the court appointed commissioners, pursuant to Minnesota Statutes § 117.042.

WHEREFORE, the County of Ramsey prays for an order of this Court as follows:

1. Adjudging that said taking is for a public purpose, is necessary, and is authorized by law; and
2. It be further adjudged that the County of Ramsey is entitled to take and hold such property for the public use pursuant to the Notice of Intent to Take Possession, on file with this Court; and
3. Appointing three disinterested commissioners, and at least two alternates, to ascertain and report the amount of damages that will be sustained by the several owners on account of the taking; fixing the time and place of the first meeting of the three commissioners; prescribing their compensation; establishing procedures for the disbursement of funds deposited with the district court; establishing procedures by which commissioners shall hear all allegations and proofs of persons interested herein; and requiring the commissioners to file their report with the District Court Administrator within 365 days from the date of the order appointing the commissioners unless said

time be further extended by order of the Court; and

4. For such other and further relief as may be proper and pursuant to law.

Dated: March 18, 2026

JOHN J. CHOI

Ramsey County Attorney

By: *s/ Scott Schwahn*
Scott Schwahn (#0222239)
Assistant Ramsey County Attorney
360 Wabasha St. N., Suite 100
St. Paul, MN 55102
(651) 266-3014 (Schwahn)
scott.schwahn@co.ramsey.mn.us
Attorneys for Petitioner

ACKNOWLEDGMENT

The undersigned hereby acknowledges that costs, disbursements, and reasonable attorney and witness fees may be awarded pursuant to Minn. Stat. Section 549.211 to the party against whom the allegations in this pleading are asserted.

/s/ Scott Schwahn
Scott Schwahn

EXHIBIT A

**RAMSEY COUNTY BOARD OF COMMISSIONERS
RESOLUTION B2023-052**

Sponsor: Public Works
Meeting Date: 4/4/2023
Title: 2023 - 2027 Transportation Improvement Program
File Number: 2023-120

Background and Rationale:

To qualify for state and federal funding and to proceed with construction projects, the Ramsey County Board of Commissioners must approve the Public Works 5-year Transportation Improvement Program (TIP). The TIP is a planning document and funding estimates identified in the TIP are reflected in the county's Capital Improvements Program Budget. Similar programs have been developed each year since 1988.

The Public Works department, annually, prepares the TIP using a collaborative process whereby the county solicits projects and input from area municipalities. Project inclusion in the TIP is based on a cooperative dialogue with municipal and state partners, along with technical analysis and consideration of funding opportunities. While funding limits will continue to challenge program delivery, communication and engagement with municipal partners ensures local needs and priorities are examined and addressed to the extent possible.

Projects included in the TIP are also looked at through the lens of the Ramsey County All Abilities Transportation Network policy, which prioritizes the most vulnerable users (i.e. pedestrians, bicyclists, people with disabilities, etc.) first.

The design, construction, and right-of-way costs identified in the TIP are estimates based on best practices in the industry. The funding landscape for transportation projects can be volatile and the ultimate delivery of the TIP is dependent on future funding levels. Partnering on projects with area communities, bordering counties, the Minnesota Department of Transportation, and other state agencies will continue to be a critical way for Ramsey County to get the most from available funds.

Recommendation:

The Ramsey County Board of Commissioners resolved to:

1. Adopt the 2023 - 2027 Public Works Transportation Improvement Program.

2. Authorize the County Engineer to prepare plans and agreements for all projects identified in the Transportation Improvement Program, and to issue solicitations in accordance with County policies and procedures and the Minnesota Department of Transportation's list of "Pre-Qualified Vendors by Work Type".

3. Authorize the County Surveyor to execute Right of Way Plats and Certificate of Surveys for Highway projects that require the determination of existing right of way for the delineation and

/or acquisition of property, for planning studies or disposition of excess county property.

4. Authorize the County Manager to enter into contracts and agreements, and execute change orders and amendments to contracts, supplemental agreements, and agreements related to the expenditure of Transportation Improvement Program Project Funds utilizing County State Aid, Federal, State, and participating funding associated with the construction of the approved projects in the 2023 - 2027 Transportation Improvement Program or a previously approved Transportation Improvement Program in accordance with the county's procurement policies and procedures.

5. Authorize the County Engineer and County Attorney to acquire temporary easements, permanent easements, fee title, and enter into Limited Use Permits with the State of Minnesota for projects in the 2023 - 2027 Transportation Improvement Program, or previously approved Transportation Improvement Program, by negotiation or condemnation.

6. Authorize the Public Works Director to approve negotiated settlements for up to \$100,000 over the county's appraised value per parcel for temporary and permanent easements and fee title.

7. Authorize the County Manager to approve and execute purchase agreements, settlements, closing documents, Limited Use Permits, and other related real estate documentation associated with County Board approved acquisitions of real property.

8. Authorize the County Manager to approve and execute cooperative agreements and maintenance agreements with cities, counties, the state, and other governmental agencies for their participation in projects listed in the 2023 - 2027 Public Works Transportation Improvement Program or previously approved Transportation Improvement Program.

9. Authorize temporary cash loans from the County General Fund to the Road and Bridge Capital Improvement Program fund and the Wheelage Tax fund for costs of projects listed in the 2023 -2027 Public Works Transportation Improvement Program, or previously approved Transportation Improvement Program, and for maintenance project expenditures occurring before bond or wheelage tax proceeds are received pending receipt of Federal, County State Aid Highway, state and participating funds.

10. Authorize the Public Works Director to submit grant applications for state and federal funding for projects listed in the 2023 - 2027 Public Works Transportation Improvement Program.

11. Authorize the County Manager to accept grants and execute grant agreements agreeing to the grant terms and conditions for the grant award. For grants that so require, the county agrees to be responsible for any additional amount by which the cost exceeds the county's construction cost estimate and will return to the grantor any grant amount appropriated for the project but not utilized for the project under the terms of the grant agreement.

12. Authorize the County Manager to issue letters of support in place of an official Ramsey County Board Resolution for constituent cities' grant applications.

A motion to approve was made by Commissioner McGuire, seconded by Commissioner Reinhardt. Motion passed.

Aye: - 7: Frethem, MatasCastillo, McGuire, Moran, Ortega, Reinhardt, and Xiong

By: Mee Cheng, Chief Clerk - County Board
I, Jason Yang, Interim Chief Clerk - County Board, duly appointed and qualified for Ramsey County, Minnesota, do hereby certify that the foregoing is a true and correct copy of Resolution B2023-052, passed by the Board of Commissioners on 04/04/2023

Attest: Jason Yang, Chief Clerk - County Board
Date Certified: 2/25/2025

Continued on next page.

EXHIBIT B**PARCEL 3****(1204 EDGERTON STREET – PID 202922430081)
TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 3, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 20-29-22-43-0081 – Abstract Property
ADDRESS: 1204 Edgerton Street, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Juan Martinez Albarran	Fee Owner
Mortgage Electronic Registration Systems, Inc. (MERS)	Mortgagee
State of Minnesota	State Lien
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

PARCEL 15**(1195 EDGERTON STREET – PID 292922210001)
TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 15, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 29-29-22-21-0001 – Abstract Property
ADDRESS: 1195 Edgerton Street, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Xa Lee	Fee Owner
Mortgage Electronic Registration Systems, Inc. (MERS)	Mortgagee
City of St. Paul	Possible special assessments
County of Ramsey	Possible Property Taxes

PARCEL 17**(1195 JESSIE STREET – PID 292922210016)
TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 17, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 29-29-22-21-0016 – Abstract Property
ADDRESS: 1195 Jessie Street, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Levi Price	Fee Owner
Mortgage Electronic Registration Systems, Inc. (MERS)	Mortgagee
City of St. Paul	Possible special assessments
County of Ramsey	Possible Property Taxes

PARCEL 18**(1200 BRADLEY STREET – PID 292922210025)
TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 18, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 29-29-22-21-0025 – Abstract Property
ADDRESS: 1200 Bradley Street, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Juan M. Vargas Diaz	Fee Owner
Mortgage Electronic Registration Systems, Inc. (MERS)	Mortgagee
City of St. Paul	Possible special assessments
County of Ramsey	Possible Property Taxes

PARCEL 19**(514 MARYLAND AVENUE EAST – PID 292922210026)
TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 19, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 29-29-22-21-0026 – Abstract Property
ADDRESS: 514 Maryland Avenue East, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
David R. Beaudet, as Trustee of the Trust Agreement of David R. Beaudet	Fee Owner
City of St. Paul	Possible special assessments.
County of Ramsey	Possible Property Taxes

PARCEL 20**(1198 BURR STREET – PID 292922210035)
TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 20, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 29-29-22-21-0035 – Abstract Property
ADDRESS: 1198 Burr Street, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Christine Esparza	Fee Owner
Mortgage Electronic Registration Systems, Inc. (MERS)	Mortgagee
City of St. Paul	Possible special assessments.
County of Ramsey	Possible Property Taxes

PARCEL 21**(1199 BURR STREET – PID 292922210036)
TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 21, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 29-29-22-21-0036 – Abstract Property
ADDRESS: 1199 Burr Street, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Matthew G. Knutson	Fee Owner
Royal Credit Union	Mortgagee
City of St. Paul	Possible special assessments.
County of Ramsey	Possible Property Taxes

PARCEL 22**(1196 DESOTO STREET – PID 292922210046)
TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 22, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 29-29-22-21-0046 – Abstract Property
ADDRESS: 1196 Desoto Street, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Felipe G. Illescas	Fee Owner
Affinity Plus Credit Union	Mortgagee
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

PARCEL 25**(448 MARYLAND AVENUE EAST – PID 292922220003)
TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 25, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the Registrar of Titles in and for Ramsey County, Minnesota.

PIN: 29-29-22-22-0003 – Torrens Property - Certificate of Title No(s) 628185

ADDRESS: 448 Maryland Avenue East, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Heriberto Martinez Gomez	Fee Owner
U.S. Bank National Association	Mortgagee
Minnesota Housing Finance Agency	Mortgagee
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

PARCEL 27**(440 MARYLAND AVENUE EAST – PID 292922220005)
TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 27, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the Registrar of Titles in and for Ramsey County, Minnesota.

PIN: 29-29-22-22-0005 – Torrens Property - Certificate of Title No(s) 542118

ADDRESS: 440 Maryland Avenue East, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Jeremiah W. Saari	Fee Owner
Wells Fargo Bank, N.A.	Mortgagee
Mortgage Electronic Registration Systems, Inc. (MERS)	Mortgagee
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

PARCEL 28**(436 MARYLAND AVENUE EAST – PID 292922220006)
TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 28, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the Registrar of Titles in and for Ramsey County, Minnesota.

PIN: 29-29-22-22-0006 – Torrens Property - Certificate of Title No(s) 603042

ADDRESS: 436 Maryland Avenue East, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Jeremiah W. Saari	Fee Owner
Mortgage Electronic Registration Systems, Inc. (MERS)	Mortgagee
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

PARCEL 29**(0 MARYLAND AVENUE EAST – PID 292922220007)
TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 29, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 29-29-22-22-0007 – Abstract Property
ADDRESS: 0 Maryland Avenue East, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Jeremiah W. Saari	Fee Owner
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

PARCEL 32**(439 MARYLAND AVENUE EAST – PID 202922330143)
TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 32, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 20-29-22-33-0143 – Abstract Property
ADDRESS: 439 Maryland Avenue East, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Jeremiah W. Saari	Fee Owner
Mortgage Electronic Registration Systems, Inc. (MERS)	Mortgagee
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

PARCEL 33**(447 MARYLAND AVENUE EAST – PID 202922330106)
TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 33, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the Registrar of Titles and the County Recorder in and for Ramsey County, Minnesota.

PIN: 20-29-22-33-0106 – Abstract and Torrens Property - Certificate of Title No(s). 523468

ADDRESS: 447 Maryland Avenue East, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Debra R. Messenger	Fee Owner
Lakeview Loan Servicing, LLC	Mortgagee
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

PARCEL 34**(453 MARYLAND AVENUE EAST – PID 202922330104)
TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 34, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 20-29-22-33-0104 – Abstract Property
ADDRESS: 453 Maryland Avenue East, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Gerardo Hernandez	Fee Owner
Mortgage Electronic Registration Systems, Inc. (MERS)	Mortgagee
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

PARCEL 35**(457 MARYLAND AVENUE EAST – PID 202922330105)
TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 35, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 20-29-22-33-0105 – Abstract Property
ADDRESS: 457 Maryland Avenue East, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Chue Chang Kou Chang	Fee Owners
Blaze Credit Union FKA: Hiway Federal Credit Union	Mortgagee
Capital One Bank (USA)	District Court Judgment
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

PARCEL 36**(461 MARYLAND AVENUE EAST – PID 202922340061)
TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 36, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 20-29-22-34-0061 – Abstract Property
ADDRESS: 461 Maryland Avenue East, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Andres Jaramillo Encarnacion Jaramillo	Fee Owners
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

PARCEL 38**(469 MARYLAND AVENUE EAST – PID 202922340063)
TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 38, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 20-29-22-34-0063 – Abstract Property
ADDRESS: 469 Maryland Avenue East, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Bruce Kou Yang	Fee Owner
Mortgage Electronic Registration Systems, Inc. (MERS)	Mortgagee
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

PARCEL 39**(475 MARYLAND AVENUE EAST – PID 202922340064)
TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 39, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 20-29-22-34-0064 – Abstract Property
ADDRESS: 475 Maryland Avenue East, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Ehmine Paung Ain Thee Paung	Fee Owners
Mortgage Electronic Registration Systems, Inc. (MERS)	Mortgagee
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

PARCEL 41**(483 MARYLAND AVENUE EAST – PID 202922340066)
TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 41, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 20-29-22-34-0066 – Abstract Property
ADDRESS: 483 Maryland Avenue East, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Karla Judith Martinez	Fee Owner
Mortgage Electronic Registration Systems, Inc. (MERS)	Mortgagee
Minnesota Housing Finance Agency	Mortgagee
Loan Depot.com	Mortgagee
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

PARCEL 45**(511 MARYLAND AVENUE EAST – PID 202922340087)
TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 45, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 20-29-22-34-0087 – Abstract Property
ADDRESS: 511 Maryland Avenue East, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Jeffrey Reed	Fee Owner
U.S. Bank, National Associated N.D	Mortgagee
Midland Credit Management, Inc	District Court Judgment
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

PARCEL 46
(515 MARYLAND AVENUE EAST – PID 202922340088)
TEMPORARY EASEMENT DESCRIPTION:

Over, under and across Temporary Easement Parcel 46, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 20-29-22-34-0088 – Abstract Property
ADDRESS: 515 Maryland Avenue East, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Minerva Munoz	Fee Owner
Minnesota Housing Finance Agency	Mortgagee
Sun West Mortgage Company, Inc.	Mortgagee
U.S. Bank National Association	Mortgagee
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

PARCEL 47
(525 MARYLAND AVENUE EAST – PID 202922340120)
TEMPORARY EASEMENT DESCRIPTION:

Over, under and across Temporary Easement Parcel 47, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 20-29-22-34-0120 – Abstract Property
ADDRESS: 525 Maryland Avenue East, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Hank Cu	Fee Owners
Ruby Ngoc Nguyen	
MV Builders LLC.	District Court Judgment
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

PARCEL 48
(535 MARYLAND AVENUE EAST – PID 202922340121)
TEMPORARY EASEMENT DESCRIPTION:

Over, under and across Temporary Easement Parcel 48, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 20-29-22-34-0121 – Abstract Property
ADDRESS: 535 Maryland Avenue East, Saint Paul, MN 55130

NORTHEAST METRO 916
WHITE BEAR LAKE, MINNESOTA
BOARD NOTES MARCH 4, 2026

The regular meeting of the School Board of Northeast Metro 916 Intermediate School District was held on Wednesday, March 4, 2026, at 6:00 p.m. at Bellaire School and the following business was transacted.

Meeting Called to Order

The meeting was called to order by Chair Thelander at 6:00 p.m.

Roll Call of Attendance

Members present: Knisely-12, Palmer-13, Jones-14, Forsberg-16, Striker-282, Bock-621, Nitarady-622, Clark-623, Thompson-624, Rebelein-831, Stout-832, Dols-833, and Thelander-834. Absent: None. Also present: Dr. Val Rae Boe, superintendent.

Approval of Agenda

Adopted the agenda as presented, limited discussion to the approved agenda, and accepted the list of items proposed for consent adoption.

Board Calendar Dates

- Thursday, March 5, 2026 - Parent Night at WELS from 5-7 p.m. at Quora Education Center
- Monday, March 9, 2026 - MSBA/MASA Day at the Capitol, 9 a.m. to 3 p.m. at the Minnesota History Center in St. Paul
- Wednesday, March 25, 2026 - Spring Bloom Family Night at Quora Secondary School from 4-6 p.m. at Quora Education Center
- Wednesday, April 1, 2026 - School Board Meeting at 6:00 p.m.
- Thursday, April 2, 2026 - Fun Night at Karner Blue from 4-6 p.m. at Karner Blue Education Center
- Monday, April 13, 2026 - AMSD/MASA Day at the Capitol from 9:00 a.m. at the Capitol
- Wednesday, April 29, 2026 - Annual District Art Show from 4-6 p.m. at Quora Education Center

Questions and/or Comments from Citizens Present on Non-Agenda Items

Katrina Gaisford, KeriAnn Hollerud, Kendra Nielsen, and Jolynn Welk spoke regarding SEIU Local 284 negotiations.

Presentation: Career and Technical Education

Key achievements from the 2025-26 school year were shared as well as plans for next school year. Students shared their stories and experiences as high school students attending Career and Tech.

Presentation: Family and Community Partnerships

Updates and highlights from the Family and Community Partnership department.

Presentation: First Reading of 2026-27 and 2027-28 School Calendars

The first reading of the 2026-27 and 2027-28 calendars were presented.

Superintendent's Report

Superintendent Boe commented on the following items that were included in her written report: (a) Member District Highlights; (b) Legislative Update; (c) Apprenticeship Program; and (d) Draft Strategic Actions.

Approval of the Consent Agenda

Approved the consent items, accepted as part of the approval of the agenda, consistent with the recommended actions presented by the administration.

Approval of Minutes

Payment of Bills and ACH Payments

Personnel

Approval of Joint Purchasing Agreement

Approval of Retirements (10+ Years)

Approved the retirement of Janell Frakes, Physical/Health Disabilities Teacher, who has provided the school district with 36 years of service. Her retirement date is August 20, 2026.

Adopt Proposed Policy Modifications

Adopted policies 211, 516, 516.5, 518, 530, and 613 as revised.

FY27 Budget Assumptions

Approved the 2026-27 financial assumptions used for budget development.

Approval of Certificates of Participation Resolution

Approved the resolution relating to school district property and improvement and the refinancing thereof: setting parameters for the award of a lease-purchase agreement and the sale of certificates of participation therein.

Board Forum

Member Palmer shared the Columbia Heights Board Chair was invited to and attended the State of the Union.

Member Forsberg shared the Panther Foundation held their annual event raising over \$150,000. She also shared the next AMSD meeting would be held on Friday, March 6. She encouraged members to look at House File 2904 which was discussed at MSBA's Coffee and Conversation on March 3.

NAME	NATURE OF INTEREST
CAG Minnesota Fund II, LLC	Fee Owner
Sunrise Banks, National Association	Mortgagee
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

PARCEL 50
(549 MARYLAND AVENUE EAST – PID 202922340179)
TEMPORARY EASEMENT DESCRIPTION:

Over, under and across Temporary Easement Parcel 50, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 20-29-22-34-0179 – Abstract Property
ADDRESS: 549 Maryland Avenue East, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Derrell Evans	Fee Owner
Mortgage Electronic Registration Systems, Inc. (MERS)	Mortgagee
Secretary of Housing and Urban Development	Mortgagee
Portfolio Recovery Associates, LLC	District Court Judgment
State of Minnesota	State Lien
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

PARCEL 51
(553 MARYLAND AVENUE EAST – PID 202922340180)
TEMPORARY EASEMENT DESCRIPTION:

Over, under and across Temporary Easement Parcel 51, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 20-29-22-34-0180 – Abstract Property
ADDRESS: 553 Maryland Avenue East, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Michel M. Braaten	Fee Owner
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

PARCEL 52
(557 MARYLAND AVENUE EAST – PID 202922340181)
TEMPORARY EASEMENT DESCRIPTION:

Several members celebrated their district sports teams advancing and doing well at the state tournaments. Members also celebrated former district athletes that participated in the Winter Olympics.

Chair Thelander shared that Stillwater High School was chosen by I Love u Guys to create an SRP video.

Member Thompson offered thoughts and support to the family of a White Bear Lake service member who was killed in Iran.

Closed Session

The meeting was closed from 7:47 p.m. to 9:03 p.m. as permitted by Minn Stat §13D.03, subdivision 1 to consider strategy for labor negotiations.

Approval of International Union of Operating Engineers Local 70 Contract

Approved the contract between the school district and the International Union of Operating Engineers Local 70 for the period of July 1, 2025 through June 30, 2027

Meeting Adjourned

Adjourned the meeting at 9:05 p.m.

Published one time in the Vadnais Heights Press on April 8, 2026.

RAMSEY COUNTY, MINNESOTA
PUBLIC NOTICE
SOLICITATION OPPORTUNITIES

Ramsey County releases solicitation opportunities on DemandStar as an alternative method of public notice pursuant to Section 331A.03 of the Minnesota Statutes. Individuals may go to the "How to Contract with Ramsey County" section of the "Doing Business with Ramsey County" webpage at ramseycounty.us/ContractWithRamsey to access registration information. If you are new to DemandStar, please follow the DemandStar registration instructions on the "How to Contract with Ramsey County" webpage. Access to all Ramsey County documents is free if the instructions that are posted are followed. You may call 651-266-8072 or email ProcurementTeam@ramseycounty.us if you need assistance.

Ramsey County is accepting only electronic Request for Bids (RFBs) responses submitted through DemandStar. Public openings are conducted digitally, as a video conference. See the link above for details.

To view current solicitations, please go to: <https://bit.ly/3W8XWan>

SOLICITATION: RFB-PUBW31149-KB

OPENING DATE: APRIL 30, 2026

PROJECT DESCRIPTION: RAMSEY COUNTY, THROUGH THE PUBLIC WORKS DEPARTMENT, SEEKS BIDS FOR THE FAIRVIEW AVENUE (LARPENTEUR TO COUNTY ROAD B2) PAVEMENT AND SIGNAL REPLACEMENT PROJECT.

SOLICITATION: RFB-PRMG37148-KB

OPENING DATE: APRIL 30, 2026

PROJECT DESCRIPTION: RAMSEY COUNTY, THROUGH THE PROPERTY MANAGEMENT DEPARTMENT, SEEKS MULTIPLE CONTRACTORS TO PROVIDE ALL SUPPLIES, EQUIPMENT, MATERIAL, LABOR AND INCIDENTALS FOR LAWN CARE AND GROUNDS SERVICES AT VARIOUS RAMSEY COUNTY LOCATIONS.

SOLICITATION: RFB-PRK28908-0-2026/KB

OPENING DATE: MAY 7, 2026

PROJECT DESCRIPTION: RAMSEY COUNTY, THROUGH THE PARKS & RECREATION DEPARTMENT, SEEKS A CAPABLE CONTRACTOR TO REPLACE AN EXISTING BITUMINOUS TRAIL LOOPING AROUND 'WETLAND A' AT VADNAIS-SNAIL LAKES REGIONAL PARK.

Published one time in the Vadnais Heights Press on April 8, 2026.

STATE OF MINNESOTA, COUNTY OF RAMSEY
DISTRICT COURT, SECOND JUDICIAL DISTRICT
COURT FILE NO. 62-PR-26-286

CASE TYPE: INFORMAL PROBATE

NOTICE OF INFORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS

In re the Estate of

Melissa Elizabeth Nelson, a/k/a Melissa E. Nelson,
Decedent

TO ALL INTERESTED PERSONS AND CREDITORS:

Notice is hereby given that an application for informal probate of the above-named Decedent's Last Will dated December 18, 2025 has been filed with the Court, and the application has been granted.

Notice is also given that the Probate Registrar has informally appointed the following:

Jessica S. Dahl

Over, under and across Temporary Easement Parcel 52, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 20-29-22-34-0181 – Abstract Property
ADDRESS: 557 Maryland Avenue East, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Ted Ries	Fee Owner
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

PARCEL 53
(561 MARYLAND AVENUE EAST – PID 202922340182)
TEMPORARY EASEMENT DESCRIPTION:

Over, under and across Temporary Easement Parcel 53, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 20-29-22-34-0182 – Abstract Property
ADDRESS: 561 Maryland Avenue East, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Juan Jose Escobar	Fee Owner
Mortgage Electronic Registration Systems, Inc. (MERS)	Mortgagee
Minnesota Housing Finance Agency	Mortgagee
Regions Hospital	Claim of Lien
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

PARCEL 54
(1201 EDGERTON STREET – PID 202922340183)
TEMPORARY EASEMENT DESCRIPTION:

Over, under and across Temporary Easement Parcel 54, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 20-29-22-34-0183 – Abstract Property
ADDRESS: 1201 Edgerton Street, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Yangbrothers, LLC	Fee Owner
Americana Community Bank	Mortgagee
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

Published three times in the Vadnais Heights Press on March 25, April 1 and 8, 2026.

8250 325th Street

Saint Joseph, MN 56374

as Personal Representative of the Estate of the Decedent. Any heir, devisee or other interested person may be entitled to appointment as personal representative or may object to the appointment of the Personal Representative. Unless objections are filed pursuant to Minn. Stat. § 524.3-607, and the court otherwise orders, the Personal Representative has full power to administer the Estate, including, after 30 days from the date of issuance of letters, the power to sell, encumber, lease or distribute real estate.

Any objections to the probate of the Will, or to the appointment of the personal representative, must be filed with this court, and will be heard by the court after the filing of an appropriate petition and proper notice of hearing.

Notice is also given that, subject to Minn. Stat. § 524.3-801, all creditors having claims against the Estate are required to present the claims to the Personal Representative or to the Court Administrator within four (4) months after the date of this Notice, or the claims will be barred.

Laura J. Stevens, Probate Registrar

Theresa Ames, Court Administrator

Date: April 1, 2026

Attorney for Personal Representative

PAUL DAY FUNKE

Attorney License No.: 395366

Funke Law

3820 Cleveland Avenue North, Suite 500

Saint Paul MN 55112

Telephone: 651-332-8700

E-Mail: Paul@funkelawoffice.com

Published two times in the Vadnais Heights Press on April 8 and 15, 2026.

STATE OF MINNESOTA, COUNTY OF RAMSEY
DISTRICT COURT, SECOND JUDICIAL DISTRICT
PROBATE COURT DIVISION

COURT FILE NO. 62-PR-26-95

NOTICE OF INFORMAL PROBATE OF WILL AND

APPOINTMENT OF PERSONAL REPRESENTATIVE

In re the Estate of

Craig Stuart Bartlett, a/k/a Craig S. Bartlett and Craig Bartlett,

Decedent

TO ALL INTERESTED PERSONS:

NOTICE is hereby given that an Amended Application filed on March 3, 2026 for informal probate of the above-named Decedent's Last Will dated November 15, 2023 ("Will") has been filed with the Court, and the Amended Application has been granted.

Notice is also given that the Probate Registrar has informally appointed the following:

Philip Joseph Lutgen

778 Bayard Avenue

Saint Paul, MN 55102

as Personal Representative of the Estate of the Decedent. Any heir, devisee or other interested person may be entitled to appointment as personal representative or may object to the appointment of the Personal Representative. Unless objections are filed pursuant to Minn. Stat. § 524.3-607, and the court otherwise orders, the Personal Representative has full power to administer the Estate, including, after 30 days from the date of issuance of letters, the power to sell, encumber, lease or distribute real estate.

Any objections to the probate of the Will, or to the appointment of the personal representative, must be filed with this court, and will be heard by the court after the filing of an appropriate petition and proper notice of hearing.

BY THE COURT:

Laura J. Stevens, Probate Registrar

Theresa Ames, Court Administrator

Date: March 4, 2026

Attorney for Personal Representative:

Christopher Johnson Kradle

Attorney License No.: 397997

Kradle Law PLLC

7400 Metro Boulevard

Suite 155

Edina MN 55439

Phone: 612-254-1737

Email: ckradle@kradlelaw.com

Published two times in the Vadnais Heights Press on April 1 and 8, 2026.

STATE OF MINNESOTA, COUNTY OF RAMSEY
DISTRICT COURT, SECOND JUDICIAL DISTRICT
COURT FILE NO. 62-PR-26-251
CASE TYPE: INFORMAL PROBATE

**NOTICE OF INFORMAL PROBATE OF WILL AND APPOINTMENT OF
PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS**

In re the Estate of Kathleen Marie Gammon, a/k/a Kathleen M. Gammon
and Kathy M. Gammon, Decedent

TO ALL INTERESTED PERSONS AND CREDITORS:

Notice is hereby given that an application for informal probate of the above-
named Decedent's Last Will dated July 9, 2025 has been filed with the Court,
and the application has been granted.

Notice is also given that the Probate Registrar has informally appointed
the following:

Mary L. Streadwick
960 West Burke Avenue
Roseville, MN 55113

as Personal Representative of the Estate of the Decedent. Any heir,
devisee or other interested person may be entitled to appointment as
personal representative or may object to the appointment of the Personal
Representative. Unless objections are filed pursuant to Minn. Stat. § 524.3-
607, and the court otherwise orders, the Personal Representative has full
power to administer the Estate, including, after 30 days from the date of
issuance of letters, the power to sell, encumber, lease or distribute real estate.

Any objections to the probate of the Will, or to the appointment of the
personal representative, must be filed with this court, and will be heard by the
court after the filing of an appropriate petition and proper notice of hearing.

Notice is also given that, subject to Minn. Stat. § 524.3-801, all creditors
having claims against the Estate are required to present the claims to the
Personal Representative or to the Court Administrator within four (4) months
after the date of this Notice, or the claims will be barred.

Laura J. Stevens, Probate Registrar
Theresa Ames, Court Administrator
Date: March 27, 2026

Attorney for Personal Representative

CADE CORY PEDERSON
Attorney License No.: 403707
Monroe Moxness Berg PA
7760 France Avenue South, Suite 700
Minneapolis MN 55435
Telephone: 952-885-5999
E-Mail: cpederson@mmlawfirm.com
Published two times in the Vadnais Heights Press on April 8 and 15, 2026.

STATE OF MINNESOTA, COUNTY OF RAMSEY
DISTRICT COURT, SECOND JUDICIAL DISTRICT
PROBATE COURT DIVISION

COURT FILE NO. 62-PR-26-292

**NOTICE OF REMOTE HEARING ON PETITION
FOR FORMAL ADJUDICATION OF INTESTACY, DETERMINATION OF
HEIRSHIP, APPOINTMENT OF PERSONAL REPRESENTATIVE AND
NOTICE TO CREDITORS**

In re the Estate of:
Rosaire Daigle,
Decedent.

NOTICE is given that on **Wednesday, May 6, 2026, from 2:00 p.m until
2:15 p.m.** a hearing will be held using remote technology by this Court on the
petition for formal adjudication of intestacy, determination of heirship, and for
the appointment of Leah Daigle, whose address is 181 Larpenteur Ave E.,
Maplewood, Minnesota 55117, as personal representative of the Estate of the
Decedent in a supervised administration.

Information on how to participate in the remote hearing can be obtained by
calling the Court at 651-266-8145.

Any objections to the petition must be filed with the Court prior to or raised
at the hearing. If proper and if no objections are filed or raised, the personal
representative will be appointed with full power to administer the Estate
including the power to collect all assets, to pay all legal debts, claims, taxes
and expenses, to sell real and personal property, and to do all necessary acts
for the Estate. If objections are filed, another hearing may be scheduled.

NOTICE SHALL BE GIVEN by publishing this Notice as provided by law
and by mailing a copy of this Notice at least 14 days prior to the hearing date
to all interested persons and persons who have filed a demand for notice.

Notice is also given that (subject to Minn. Stat. § 524.3-801) all creditors
having claims against the Estate are required to present the claims to the
personal representative or to the Court Administrator within four months after
the date of this Notice or the claims will be barred.

BY THE COURT:

Theresa Ames, District Court Administrator
BY: Elizabeth Girling, Deputy Court Administrator
Date: April 1, 2026

Attorney for Petitioner:

Spencer Butts (#0392116)
100 Washington Ave. S., Ste. 1700,
Minneapolis, MN 55401
Attorney Telephone Number: (612) 339-7300
E-mail Address: sbutts@chestnutcambronne.com
Published two times in the Vadnais Heights Press on April 8 and 15, 2026.