

**OFFICE OF THE MINNESOTA SECRETARY OF STATE
CERTIFICATE OF ASSUMED NAME**

Pursuant to Chapter 333, Minnesota Statutes; the undersigned, who is or will be conducting or transacting a commercial business in the State of Minnesota under an assumed name, hereby certifies:

1. The assumed name under which the business is or will be conducted is: Otter Lake Heating & Air
2. The street address of the principal place of business is or will be: 5903 Otter Ridge Circle Saint Paul, MN 55110
3. The name and street address of all persons conducting business under the above Assumed Name, including any corporation that may be conducting this business. CPG Home Services LLC 5903 Otter Ridge Circle White Bear Township, MN 55110

I certify that I am authorized to sign this certificate and I further certify that I understand that by signing this certificate, I am subject to the penalties of perjury as set forth in section 609.48 as if I had signed this certificate under oath.

Dated: March 26, 2025
Signed: Daniel Michael McGlade
Published two times in the White Bear Press on April 16 and 23, 2025.

**OFFICE OF THE MINNESOTA SECRETARY OF STATE
CERTIFICATE AND ARTICLES OF ORGANIZATION
FOR A LIMITED LIABILITY COMPANY**

I, Steve Simon, Secretary of State of Minnesota, do certify that: The following business entity has duly complied with the relevant provisions of Minnesota Statutes listed below, and is formed or authorized to do business in Minnesota on and after this date with all the powers, rights and privileges, and subject to the limitations, duties and restrictions set forth in that chapter.

The business entity is now legally registered under the laws of Minnesota. File Number: 1532206700022
Minnesota Statutes, Chapter: 322C

ARTICLE 1. NAME OF LIMITED LIABILITY COMPANY: PlumberMark LLC

ARTICLE 2. REGISTERED OFFICE AND AGENT AT THAT ADDRESS: 5329 Oakwood Dr White Bear Township, MN 55110

ARTICLE 3. DURATION: Perpetual

ARTICLE 4. ORGANIZERS: Mark William Lohre 5329 Oakwood Dr White Bear Township, MN 55110

Dated: January 8, 2025
Signed: Mark W Lohre
Published two times in the White Bear Press on April 9 and 16, 2025.

**CITY OF PINE SPRINGS
ORDINANCE NO. 34 – SUMMARY PUBLICATION
AN ORDINANCE AMENDING THE CITY OF PINE SPRINGS ORDINANCE
REGULATING THE POSSESSION AND USE WEAPONS AND
PROVIDING FOR PENALTIES FOR VIOLATIONS**

On April 8, 2025, the City of Pine Springs adopted an ordinance prohibiting the discharge of firearms and hunting in the city with the exception of bow hunting on properties 10 acres or more in size.

A printed copy of the ordinance is available for inspection by any person during regular office hours at the office of the City Administrator or by standard or electronic mail.

Victoria R. Keating, Administrator
Published one time in the White Bear Press on April 16, 2025.

**CITY OF WILLERNIE
WASHINGTON COUNTY, MINNESOTA
ASSESSMENT NOTICE
Important Information Regarding Property Assessments
This may affect your 2026 property taxes.**

Notice is hereby given that the Board of Appeal and Equalization of the City of Willernie shall meet on April 21, 5:30 to 6:30 p.m., Willernie City Hall, 111 Wildwood Road, Willernie, MN 55090. The purpose of this meeting is to determine whether taxable property in the jurisdiction has been properly valued and classified by the assessor, and also to determine whether corrections need to be made.

If you believe the value or classification of your property is incorrect, please contact your assessor's office to discuss your concerns. If you are still not satisfied with the valuation or classification after discussing it with your assessor, you may appear before the Local Board of Appeal and Equalization. The board shall review the valuation, classification, or both if necessary, and shall correct it as needed. Generally, an appearance before your local board of appeal and equalization is required by law before an appeal can be taken to your county board of appeal and equalization. For more information, call the Washington County assessor's office at 651-430-6175.

Given under my hand this 7 day of April, 2025
Victoria R. Keating, Clerk of the City of Willernie
Published one time in the White Bear Press on April 16, 2025.

**CITY OF WILLERNIE
UPDATED ASSESSMENT NOTICE
Important Information Regarding Property Assessments
This may affect your 2026 property taxes.**

Notice is hereby given that the Board of Appeal and Equalization of the City of Willernie will reconvene on **April 28, 2025 from 5:30 to 6:30**, at Willernie City Hall. The purpose of this meeting is to determine whether taxable property in the jurisdiction has been properly valued and classified by the assessor, and also to determine whether corrections need to be made.

If you believe the value or classification of your property is incorrect, please contact your assessor's office to discuss your concerns. If you are still not satisfied with the valuation or classification after discussing it with your assessor, you may appear before the Local Board of Appeal and Equalization. The board shall review the valuation, classification, or both if necessary, and shall correct it as needed. Generally, an appearance before your local board of appeal and equalization is required by law before an appeal can be taken to your county board of appeal and equalization. For more information, call the Washington County assessor's office at 651-430-6175.

Given under my hand this 9 day of April, 2025
Victoria R. Keating, Clerk of the City of Willernie
Published one time in the White Bear Press on April 16, 2025.

**CITY OF WILLERNIE
WASHINGTON COUNTY, MINNESOTA
PUBLIC NOTICE
ADOPTION OF FEE SCHEDULE**

PLEASE TAKE NOTICE, that the City Council of Willernie will hold a public hearing on Wednesday May 21, 2025, at the regular City Council meeting in Willernie City Hall, 111 Wildwood Road, Willernie, MN to approve the new fee schedule.

Copies of the fee schedule are on file with the City Clerk for those interested in reviewing the document during regular office hours or by electronic mail.

Victoria R. Keating, City Clerk
Published one time in the White Bear Press on April 16, 2025.

**CITY OF WILLERNIE
WASHINGTON COUNTY, MINNESOTA
PUBLIC NOTICE
RECODIFICATION OF CODE OF ORDINANCES**

PLEASE TAKE NOTICE, that the City Council of Willernie will hold a public hearing on Wednesday May 21, 2025, at the regular City Council meeting in Willernie City Hall, 111 Wildwood Road, Willernie, MN to recodify the code

of ordinances. The purpose of the recodification is not to implement or incorporate substantive revisions to local laws and policies, but to reformat and renumber the code to standardize citations, correct grammatical and other document errors, supplement with tables and new digital maps of existing zoning districts and supplement with a new revision history section of changes to the Willernie City Code.

Copies of the complete recodified ordinances are on file with the City Clerk for those interested in reviewing the ordinances during regular office hours or by electronic mail.

Victoria R. Keating, City Clerk
Published one time in the White Bear Press on April 16, 2025.


**WHITE BEAR TOWNSHIP
LEGAL NOTICE – BIDS WANTED
RED PINE PARK BOARDWALK REPLACEMENT
BIDS DUE: 10:00 A.M., May 1, 2025**

Notice is hereby given that sealed bids will be received, publicly opened, and read aloud by representatives of the Town of White Bear, Minnesota, in the Administration Conference Room of the Town Administrative Offices, 1281 Hammond Road, White Bear Township, Minnesota 55110, in said Township at 10:00 a.m., on Thursday, May 1, 2025, for furnishing all work and materials for the construction, **Red Pine Park Boardwalk Replacement Town Project PM-25-01**.

Unless otherwise specifically indicated under the item description of the legal advertisement, all bids shall be subject to the following:

No bids shall be withdrawn for a period of thirty-five (35) days after opening of bids. The Town reserves the right to reject any or all bids, to waive technicalities, and award bid in the best interest of the Town.

Bidding documents, including proposal forms, specifications, plans, etc., may be obtained from:

<u>Mailed</u>	<u>Pick Up</u>
Administrative Offices	Administrative Offices
WHITE BEAR TOWNSHIP	WHITE BEAR TOWNSHIP
1281 Hammond Road	1281 Hammond Road
White Bear Township, MN 55110	White Bear Township, MN 55110

Proposals must be placed in a sealed envelope marked **"BID FOR REPLACEMENT BOARDWALK AT RED PINE PARK"** and addressed to the Town Clerk/Treasurer, White Bear Township, 1281 Hammond Road, White Bear Township, Minnesota 55110.

Bids shall be accompanied by a Bid Security in the form of a cash deposit, a Bid Bond or certified check payable to the White Bear Township in the amount of at least 5% of the Base Bid amount.

Patrick Christopherson, Town Clerk/Treasurer
Published two times in the White Bear Press on April 16 and 23, 2025.


**WHITE BEAR TOWNSHIP
ORDINANCE NO. 99
AN ORDINANCE ESTABLISHING A PARK BOARD
FOR THE TOWN OF WHITE BEAR, RAMSEY COUNTY, MINNESOTA
THE TOWN BOARD OF SUPERVISORS OF THE TOWN OF WHITE BEAR ORDAINS:**

SECTION 1. ESTABLISHMENT OF PARK BOARD. A Park Board for the Town of White Bear, Minnesota, is hereby established. The Board shall be an advisory body for the Town Board that reviews plans and recommends budgets, improvements, policies, and objectives related to the establishment, maintenance, alteration and operation of parks, trails, and recreational facilities owned by the Town for the purpose of providing recreational opportunities to the residents of the Town.

SECTION 2. COMPOSITION.

2-1. The Park Board shall consist of seven (7) voting members to be appointed by the Town Board. Of the members of the Board first appointed, two shall be appointed for the term of one year, two for the term of two years, and three for the term of three years, and all board members shall hold their office until their successors are appointed and qualified. Their successors shall be appointed for terms of three years. Vacancies during the term shall be filled by the Town Board for the unexpired portion of the term. Every appointed member shall, before entering upon the discharge of their duties, take an oath that he/she will faithfully discharge the duties of his/her office. All members shall serve without compensation.

2-2. The Town Board having the power to appoint the Board members, shall also have the authority to remove any appointed members when, in its judgment, the operation of the Park Board will be promoted by the removal. The Town Board shall appoint the chair of the Park Board.

SECTION 3. ORGANIZATION, MEETINGS, ETC.

3-1. The Town Board shall appoint a chairperson from the Park Board members for a term of one (1) year. The chairperson shall preside at all meetings of the Park Board and at each meeting, the chairperson shall submit such recommendations and information as he/she may consider proper concerning the business, affairs, and policies of the Park Board. The Town Board shall designate a liaison from the members to the Park Board, but such Supervisor shall not be a member of the Park Board. Public Works Department of the Town shall serve as an advisor to the Park Board.

3-2. The Park Board shall hold at least one regular meeting each month, it shall adopt bylaws and rules for the transaction of business and shall keep a record of its resolutions, transactions, and fundings, which record shall be a public record.

SECTION 4. POWERS AND DUTIES OF THE PARK BOARD. The Park Board shall assist the Town Board in preparing plans and policies for the operation parks, trails, open spaces and recreational facilities owned and operated by the Town for the purpose of providing Town residents with recreational and athletic opportunities. This shall include:

4-1. Recommending an Annual Budget.

4-2. Recommending to the Town Board improvements to park and athletic facilities.

4-3. Assisting in preparing plans and reviewing bids for improvements to park and athletic facilities approved by the Town Board. And forwarding recommendations to the Town Board regarding said plans and bids.

4-4. Preparing policies and rules regarding the use of park and athletic facilities to be reviewed and approved by the Town Board.

4-5. Meeting with those individuals and organizations concerning use of town park and athletic facilities.

4-6. Conducting research for the Town Board regarding park matters.

4-7. Adopting bylaws and rules for the organization and functioning of the Park Board.

SECTION 5. ANNUAL REPORT. The Park Board shall submit to the Town Board a report of its work during the preceding year, on or before October 1 of each year. Such report shall detail recommendations, plans and comments for the provision of recreational and athletic opportunities to Town residents and those organizations using Town park and athletic facilities.

SECTION 6. SEVERABILITY. Should any section, subdivision, clause or other provision of this Ordinance be held to be invalid by any court of competent jurisdiction, such decision shall not affect the validity of the Ordinance as a whole, or of any part thereof, other than the part held to be invalid.

SECTION 7. EFFECTIVE DATE. This Ordinance shall take effect and be in force from and after its passage and publication.

Passed by the Town Board of Supervisors of the Town of White Bear, Ramsey County, Minnesota, this 7th day of April, 2025.

APPROVED:	Ed Prudhon Chair
ATTEST:	Patrick Christopherson, Clerk-Treasurer
Board of Supervisors:	Ed Prudhon, Chair
	Steve Ruzek, Supervisor
	Beth Artner, Supervisor

Published one time in the White Bear Press on April 16, 2025.

**MICHALSKI STEEL, INC.
NOTICE TO CREDITORS OF INTENT TO DISSOLVE**

Michalski Steel, Inc., a Minnesota corporation (the "Corporation"), does hereby submit the following Notice to Creditors and Claimants of Intent to Dissolve pursuant to Section 302A.727 of the Minnesota Statutes:

1. The Corporation is in the process of dissolving.
2. The Corporation filed a Notice of Intent to Dissolve with the Minnesota Secretary of State on March 20, 2025.
3. The address to which written claims against the Corporation must be sent is: Michalski Steel, Inc. c/o Insitu Law, PLC, Attention: Daniel J.S. Becker, Esquire, 60 S. 6th St., Suite 2800, Minneapolis, MN 55402.
4. The date by which all claims must be received is July 1, 2025.
5. Any claim not received by the deadline will be barred.

Executed as of the 21st day of March, 2025.

MICHALSKI STEEL, INC.
By: /s/ Gary Michalski, CEO
Published four times in the White Bear Press on April 2, 9, 16, and 23, 2025.

**NOTICE OF MORTGAGE FORECLOSURE SALE
PUBLIC NOTICE**

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.

NOTICE IS HEREBY GIVEN: That default has occurred in the conditions of the following described mortgage: DATE OF MORTGAGE: November 19, 2021 ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$103,790.00 MORTGAGOR: Mark Rignell, A Single Person MORTGAGEE: Mortgage Electronic Registration Systems Inc., as mortgagee, as nominee for CrossCountry Mortgage, LLC, its successors and assigns TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc. MIN#:1007191-0001359086-2 SERVICER: Nationstar Mortgage LLC. LENDER: CrossCountry Mortgage LLC DATE AND PLACE OF FILING: Filed in the office of the Ramsey County Registrar of Titles on December 10, 2021, and memorialized as Document No. T02719959. CERTIFICATE OF TITLE NO: 643253 ASSIGNED TO: CrossCountry Mortgage, LLC by an Assignment of Mortgage dated February 21, 2025, filed on February 27, 2025 and memorialized as Document No. T02790183. LEGAL DESCRIPTION OF PROPERTY: Unit 221, Common Interest Community No. 74, Canabury Square, Ramsey County, Minnesota. PROPERTY ADDRESS: 132 Demont Ave E, Unit 221, Little Canada, MN 55117 PROPERTY I.D: 072922130250 COUNTY IN WHICH PROPERTY IS LOCATED: Ramsey THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: One Hundred Thousand Sixty-Nine and 20/100 (\$100,069.20) THAT no action or proceeding has been instituted at law to recover the debt secured by said mortgage, or any part thereof; that there has been compliance with all pre-foreclosure notice and acceleration requirements of said mortgage, and/or applicable statutes; 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: 10:00AM on May 29, 2025 PLACE OF SALE: 360 Wabasha Street N, Suite 111, St. Paul, MN 55102 to pay the debt then secured by said mortgage and taxes, if any actually paid by the mortgagee, on the premises and the costs and disbursements allowed by law. The time allowed by law for redemption by said mortgagor(s), their personal representatives or assigns is 6.00 months from the date of sale. If Mortgage is not reinstated under Minn. Stat. Section580.30 or the property is not redeemed under Minn. Stat. Section580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on November 29, 2025, or the next business day if November 29, 2025 falls on a Saturday, Sunday or legal holiday. "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 9, 2025 CrossCountry Mortgage, LLC Randall S. Miller & Associates, PLLC Attorneys for Assignee of Mortgage/Mortgagee Edinburgh Executive Office Center, 8525 Edinbrook Crossing North Suite #210 Brooklyn Park, MN 55443 Phone: 952-232-0052 Our File No. 25MN00035-1 A-4839459 04/09/2025, 04/16/2025, 04/23/2025, 04/30/2025, 05/07/2025, 05/14/2025
Published six times in the White Bear Press on April 9, 16, 23, 30, May 7 and 14, 2025.

**NOTICE OF MORTGAGE FORECLOSURE SALE
PUBLIC NOTICE**

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.

NOTICE IS HEREBY GIVEN: That default has occurred in the conditions of the following described mortgage: DATE OF MORTGAGE: July 22, 2019 ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$209,250.00 MORTGAGORS: Tyler Cruey and Jennifer R. Congdon, Husband and Wife as Joint Tenants MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for JG Wentworth Home Lending, LLC, its successors and assigns TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc. MIN#:1001263-0000771544-5 SERVICER: Nationstar Mortgage LLC. LENDER: JG Wentworth Home Lending, LLC. DATE AND PLACE OF FILING: Filed in the office of the Ramsey County Registrar of Titles on February 28, 2025, and memorialized as Document No. T02790259. CERTIFICATE OF TITLE NO: 574565 ASSIGNED TO: Nationstar Mortgage LLC by an Assignment of Mortgage dated March 5, 2025, filed on March 17, 2025 and memorialized as Document No. T02791048. LEGAL DESCRIPTION OF PROPERTY: Lot 24, Michael J. Hoffmann Sub., Ramsey County, Minnesota PROPERTY ADDRESS: 1249 Hartford Avenue, Saint Paul, MN 55116 PROPERTY I.D: 102823420177 COUNTY IN WHICH PROPERTY IS LOCATED: Ramsey THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: One Hundred Ninety-Six Thousand Seventy-Six and 77/100 (\$196,076.77) THAT no action or proceeding has been instituted at law to recover the debt secured by said mortgage, or any part thereof; that there has been compliance with all pre-foreclosure notice and acceleration requirements of said mortgage, and/or applicable statutes; 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: 10:00AM on May 29, 2025 PLACE OF SALE: 360 Wabasha Street N, Suite 111, St. Paul, MN 55102 to pay the debt then secured by said mortgage and taxes, if any actually paid by the mortgagee, on the premises and the costs and disbursements allowed by law. The time allowed by law for redemption by said mortgagor(s), their personal representatives or assigns is 6.00 months from the date of sale. If Mortgage is not reinstated under Minn. Stat. Section580.30 or the property is not redeemed under Minn. Stat. Section580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on November 29, 2025, or the next business day if November 29, 2025 falls on a Saturday, Sunday or legal holiday. "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 9, 2025 Nationstar Mortgage LLC Randall S. Miller & Associates, PLLC Attorneys for Assignee of Mortgage/Mortgagee Edinburgh Executive Office Center 8525 Edinbrook Crossing North Suite #210 Brooklyn Park, MN 55443 Phone: 952-232-0052 Our File No. 25MN00013-1 A-4839451 04/09/2025, 04/16/2025, 04/23/2025, 04/30/2025, 05/07/2025, 05/14/2025
Published six times in the White Bear Press on April 9, 16, 23, 30, May 7 and 14, 2025.

MINNESOTA POLLUTION CONTROL AGENCY (MPCA)

PUBLIC NOTICE OF INTENT TO ISSUE A STATE DISPOSAL SYSTEM (SDS) PERMIT

Draft Permit Number: MN0072010

Applicant: Liberty Classical Academy
10158 122nd St
Hugo, MN 55038-9428

Public Notice Issued: March 14, 2025

Last Day to Submit Comments: May 20, 2025

General Description of Permitted facility:

The Education, Liberty Classical Academy (Permittee) has applied for issuance of a State Disposal System (SDS) Permit to complete construction and operate a wastewater treatment facility (facility) located in Washington County, Minnesota.

The facility discharges from (WS 003) to land via a drainfield.

The facility is designed to treat domestic wastewater from a school that services a maximum of 850 students and 150 staff and:

- an average wet weather (AWW) flow of 0.025625 million gallons per day (mgd);
- five-day carbonaceous biochemical oxygen demand (CBOD5) of 37.3 pounds per day (lb/day);
- total suspended solids (TSS) of 21.8 lb/day;
- ammonia nitrogen of 21.8 lb/day.

The facility will be constructed over 2 phases. The final proposed design flow for Phase 1 is 10,375 gallons per day (gpd) and Phase 2 is an additional 15,250 gpd. A total permit flow of 25,625 gpd is proposed.

For the full permitted facility description please see the draft permit.

Public Informational Meeting:

A public informational meeting is an informal meeting during which interested persons can ask questions concerning the proposed facility. MPCA staff will be present to provide information.

The Commissioner has scheduled a virtual public informational meeting on Tuesday, May 13 at 6 pm. More information can be found at <https://www.pca.state.mn.us/events-and-meetings>

The MPCA has tentatively decided to issue the SDS permit described above for a term of approximately 10 years. A draft permit is available for review at the address listed below.

For more information on the draft permit or public comment process, contact:

Laura Lacquement
Municipal Division
Minnesota Pollution Control Agency
714 Lake Ave, Ste 220
Detroit Lakes, MN 56501
218-846-8116
laura.lacquement@state.mn.us

Published one time in the White Bear Press on April 16, 2025.