

RAMSEY COUNTY ATTORNEY'S OFFICE
NOTICE OF CANCELLATION OF CONTRACT FOR DEED
TO: Linda Phillips, Personal Representatives or Assigns
THIS NOTICE IS TO INFORM YOU THAT BY THIS NOTICE THE SELLER HAS BEGUN PROCEEDINGS UNDER MINNESOTA STATUTES, SECTION 559.21, TO TERMINATE YOUR CONTRACT FOR THE PURCHASE OF YOUR PROPERTY FOR THE REASONS SPECIFIED IN THIS NOTICE. THE CONTRACT WILL TERMINATE.

90 DAYS AFTER
SERVICE OF THIS NOTICE UPON YOU UNLESS BEFORE THEN:
(a.) THE PERSON AUTHORIZED IN THIS NOTICE TO RECEIVE PAYMENTS RECEIVES FROM YOU:
(1.) THE AMOUNT THIS NOTICE SAYS YOU OWE, PLUS
(2.) THE COSTS OF SERVICE (TO BE SENT TO YOU); PLUS
(3.) \$500.00 TO APPLY TO ATTORNEY'S FEES ACTUALLY EXPENDED OR INCURRED; PLUS
(4.) FOR CONTRACTS EXECUTED ON OR AFTER MAY 1, 1980, ANY ADDITIONAL PAYMENTS BECOMING DUE UNDER THE CONTRACT TO THE SELLER AFTER THIS NOTICE WAS SERVED ON YOU; PLUS
(5.) FOR CONTRACTS, OTHER THAN EARNEST MONEY CONTRACTS, PURCHASE AGREEMENTS, AND EXERCISED OPTION, EXECUTED ON OR AFTER AUGUST 1, 1985, \$214.91 (WHICH IS TWO PERCENT OF THE AMOUNT IN DEFAULT AT THE TIME OF SERVICE OTHER THAN THE FINAL BALLOON PAYMENT, ANY TAXES, ASSESSMENTS, MORTGAGES OR PRIOR CONTRACTS THAT ARE ASSUMED BY YOU); OR
(b.) YOU SECURE FROM A COUNTY OR DISTRICT COURT AN ORDER THAT THE TERMINATION OF THE CONTRACT BE SUSPENDED UNTIL YOUR CLAIMS OR DEFENSES ARE FINALLY DISPOSED OF BY TRIAL, HEARING OR SETTLEMENT. YOUR ACTION MUST SPECIFICALLY STATE THOSE FACTS AND GROUNDS THAT DEMONSTRATE YOUR CLAIMS OR DEFENSES.

IF YOU DO NOT DO ONE OR THE OTHER OF THE ABOVE THINGS WITHIN THE TIME PERIOD SPECIFIED IN THIS NOTICE, YOUR CONTRACT WILL TERMINATE AT THE END OF THE PERIOD AND YOU WILL LOSE ALL THE MONEY YOU HAVE PAID ON THE CONTRACT; YOU WILL LOSE YOUR RIGHT TO POSSESSION OF THE PROPERTY; YOU MAY LOSE YOUR RIGHT TO ASSERT ANY CLAIMS OR DEFENSES THAT YOU MIGHT HAVE; AND YOU WILL BE EVICTED IF YOU HAVE ANY QUESTIONS ABOUT THIS NOTICE, CONTACT AN ATTORNEY IMMEDIATELY.

THE PERSON AUTHORIZED TO RECEIVE PAYMENTS PURSUANT TO THIS NOTICE IS:

Kaylee Hockein-Bryse
Productive Properties
90 West Plato Boulevard
St. Paul, MN 55107
(651) 266-2056

YOU ARE HEREBY FURTHER NOTIFIED THAT default has been made in the conditions of that certain contract, recorded as Document No. T02747913 on January 11, 2023, whereby Heather Bestler, County Auditor/Treasurer for the County of Ramsey, as vendor, sold and agreed to convey to Linda Phillips, Single Individual, as vendee, the tract of land lying in the County of Ramsey, State of Minnesota, described as follows:

The West 68 feet of the East 136.79 feet of Lot 7, Block 1, Auditors Subdivision No. 70. Except the South 219.73 feet thereof. Address: 558 Arlington Ave E., Saint Paul, MN 55130
PID #: 20-29-22-31-0028

That the conditions of said contract in which said default has been made are as follows:

Delinquent payments and interest	\$ 10,745.83
Delinquent taxes and assessments	\$ 10,697.93
	\$ 21,443.76

AND THAT said contract will be canceled and terminated 90 days after the service of this notice upon you unless you make the necessary payments or obtain a court order as set forth above.

Scott Schwahn (0222239), Asst. Ramsey County Attorney
360 Wabasha Street North, Suite 100, St. Paul, MN 55102
(651) 266-3014

This Instrument was drafted by: Ramsey County Attorney's Office , 360 Wabasha Street North, Suite 100, St. Paul, MN 55102.

Published three times in the Vadnais Heights Press on July 23, 30 and August 6, 2025.

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-PRMG34903-0-2025/KB
OPENING DATE: 8/28/25

PROJECT DESCRIPTION: RAMSEY COUNTY THROUGH THE PROPERTY MANAGEMENT DEPARTMENT, SEEKS A PRIME CONTRACTOR TO PROVIDE ALL SUPPLIES, MATERIALS, EQUIPMENT, LABOR AND INCIDENTALS FOR THE RAMSEY COUNTY COURTHOUSE/ CITY OF SAINT PAUL CITY HALL 2ND JUDICIAL DISTRICT CUSTOMER SERVICE CENTER CONSTRUCTION PROJECT.

PRE-SOLICITATION RESPONSE CONFERENCE: 15 WEST KELLOGG BLVD, LOBBY, ST PAUL, MN 55102, AUG 14, 2025, 1:30 PM CST
Published one time in the Vadnais Heights Press on August 6, 2025.

STATE OF MINNESOTA CONCILIATION COURT – GOODHUE COUNTY LEGAL NOTICE

CASE NO: 25-CO-25-138
To: Anita Phan
3035 White Bear Ave N Suite 23 Maplewood, MN 55109

NOTICE OF STATEMENT OF CLAIM

You are hereby notified that a Statement of Claim has been filed against you in the Conciliation Court of Goodhue County, Minnesota, by the Plaintiff, Certegy Payment Solutions, whose address is P.O. Box 7189 Clearwater, FL 33758. The claim involves an unpaid debt.

The amount claimed is \$ 10,500 plus costs as allowed by law.

You are required to respond to this claim by appearing at the scheduled hearing or as directed by the court which is set for Sept 3rd 2025 at 1pm CDT.

Failure to appear or respond as required may result in a default judgment being entered against you for the relief demanded in the Statement of Claim.

If you have any questions, you may contact the Conciliation Court of Goodhue County or Certegy Payment Solutions 727.440.3911

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

COURT FILE NO. 62-PR-25-647

NOTICE OF REMOTE HEARING ON PETITION FOR FORMAL PROBATE OF WILL, APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS

In re the Estate of:
William Thomas Wengler, a/k/a William T. Wengler,

Decedent
NOTICE is given that on **Wednesday, October 1, 2025, from 2:45 p.m. until 3:00 p.m.** a hearing using remote technology will be held by this Court for the formal probate of an instrument purporting to be the Decedent's last will dated December 23, 2019 ("Will"), and for the appointment of Rita D. Wengler, whose address is 1303 Eleanor Ave., St. Paul, MN 55116, as personal representative of the Estate of the Decedent in an unsupervised 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 or Will 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 estate and personal property, and to do all necessary acts for the estate. If objections are filed, another hearing may be scheduled.

Any charitable beneficiary may request notice of the probate proceeding be given to the attorney general pursuant to Minnesota Statute Section 501B.41, Subdivision 5.

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:

Michael Upton, Court Administrator
BY: Elizabeth Girling, Deputy Court Administrator
Date: July 17, 2025
Attorney for Petitioner
Paul D. Funke
Funke Law
3820 Cleveland Ave. N., Suite 500
St. Paul, MN, 55112
Attorney License No: 0395366
Telephone: (651) 332-8700
Email: paul@funkelawoffice.com
Published two times in the Vadnais Heights Press on August 6 and 13, 2025.

STATE OF MINNESOTA, COUNTY OF RAMSEY DISTRICT COURT, SECOND JUDICIAL DISTRICT CASE TYPE: CONSUMER CREDIT CONTRACT COURT FILE NO.: 62-CV-25-6101 SUMMONS

Regions Bank as Successor by Merger to EnerBank USA,
Plaintiff,

v.

Travis A Greene,

Defendant.

This Summons is directed to Travis A Greene.

1. YOU ARE BEING SUED. The Plaintiff has started a lawsuit against you. The Plaintiff's Complaint against you is on file in the office of the court administrator of the above-named court. Do not throw these papers away. They are official papers that affect your rights. You must respond to this lawsuit even though it may not yet be filed with the Court and there may be no court file number on this Summons.

2. YOU MUST REPLY WITHIN 21 DAYS TO PROTECT YOUR RIGHTS. You must give or mail to the person who signed this summons a **written response** called an Answer within 21 days after the first publication of this Summons. You must send a copy of your Answer to the person who signed this Summons located at:

Halpern Cottrell Green PA
2287 Waters Dr
Mendota Heights MN 55120-1363.

3. YOU MUST RESPOND TO EACH CLAIM. The Answer is your written response to the Plaintiff's Complaint. In your Answer you must state whether you agree or disagree with each paragraph of the Complaint. If you believe the Plaintiff should not be given everything asked for in the Complaint, you must say so in your Answer.

4. YOU WILL LOSE YOUR CASE IF YOU DO NOT SEND A WRITTEN RESPONSE TO THE COMPLAINT TO THE PERSON WHO SIGNED THIS SUMMONS. If you do not answer within 21 days, you will lose this case. You will not get to tell your side of the story, and the Court may decide against you and award the Plaintiff everything asked for in the Complaint. If you do not want to contest the claims stated in the Complaint, you do not need to respond. A default judgment can then be entered against you for the relief requested in the Complaint.

5. LEGAL ASSISTANCE. You may wish to get legal help from a lawyer. If you do not have a lawyer, the Court Administrator may have information about places where you can get legal assistance. **Even if you cannot get legal help, you must still provide a written Answer to protect your rights or you may lose the case.**

6. ALTERNATIVE DISPUTE RESOLUTION. The parties may agree to or be ordered to participate in an alternative dispute resolution process under Rule 114 of the Minnesota General Rules of Practice. You must still send your written response to the Complaint even if you expect to use alternative means of resolving this dispute.

This communication is with a debt collector, attempting to collect a debt, and any information obtained will be used for that purpose.

Halpern Cottrell Green PA
Dated: July 28, 2025
By: /s/ Andrew A. Green
William G. Cottrell, 0146092
Andrew A. Green, 0394873
2287 Waters Dr, Mendota Heights MN 55120-1363
(651) 905-0496 / bill@halperncottrell.com / andrew@halperncottrell.com
Attorneys for Plaintiff
Published three times in the Vadnais Heights Press on August 6, 13 and 20, 2025.

STATE OF MINNESOTA, COUNTY OF RAMSEY DISTRICT COURT, SECOND JUDICIAL DISTRICT COURT FILE NO. 62-PR-25-597 CASE TYPE: INFORMAL PROBATE

In re the Estate of
Michael Lynn Potter, a/k/a Michael L. Potter,
Decedent

TO ALL INTERESTED PERSONS AND CREDITORS:

Notice is hereby given that an application for informal appointment of personal representative has been filed with the Probate Court. No will has been presented for probate. The application has been granted.

Notice is also given that the Probate Registrar has informally appointed the following: Jarvin Delmer Potter, 900 Arkwright Street, Saint Paul MN 55130, 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.

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
Michael F. Upton, Court Administrator
Date: July 21, 2025
Attorney for Personal Representative
Paul D. 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 July 30 and August 6, 2025.

STATE OF MINNESOTA, COUNTY OF RAMSEY DISTRICT COURT, SECOND JUDICIAL DISTRICT COURT FILE NO. 62 PR-25-595 CASE TYPE: INFORMAL PROBATE

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

In re the Estate of
Elizabeth Mary Bachhuber, a/k/a Elizabeth M. Bachhuber,
Decedent

TO ALL INTERESTED PERSONS AND CREDITORS:

Notice is hereby given that an Amended Application filed on July 25, 2025 for informal probate of the above-named Decedent's Last Will dated February 15, 2005 and Codicil dated August 21, 2023 ("Will") have been filed with the Probate Court, and the Amended Application has been granted.

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

Kristin R. Vinson
782 Montana Avenue East
Saint Paul MN 55106

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
Michael F. Upton, Court Administrator
Date: July 29, 2025

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STATE OF MINNESOTA, COUNTY OF RAMSEY DISTRICT COURT, SECOND JUDICIAL DISTRICT COURT FILE NO. 62-CV-25-4787 CASE TYPE: QUIET TITLE NOTICE OF REMOTE ZOOM HEARING

Rachel Cobb vs ASL Investment, Inc.

You are notified this matter is set for a remote hearing. This hearing will not be in person at the courthouse.

Hearing Information
September 03, 2025
Default Hearing
2:00 PM

The hearing will be held via Zoom and appearance shall be by video and audio unless otherwise directed with Judicial Officer Wayne D. Anderson, Ramsey County District Court.

The Minnesota Judicial Branch uses strict security controls for all remote technology when conducting remote hearings. To participate in Remote Hearings, you must have access to a device with Internet, a video camera, and speakers. You can participate from your phone or personal computer. **If you do not have access to technology you can contact Court Administration at (651) 266-8253 to explore in-person hearing options or we can help connect you with community resources that can provide you with the technology necessary to participate in a remote hearing.** Please check on-line for a list of community resources: https://www.mncourts.gov/mncourtsgov/media/second_district/documents/Resources-for-remote-participation-and-viewing-of-court-hearings.pdf

You must:

- Notify the court if your address, email, or phone number changes.
- Be fully prepared for the remote hearing. If you have exhibits you want the court to see, you must give them to the court five (5) days before the hearing. Pursuant to the Second Judicial District Standing Order Re: Transcripts of Recorded Evidence dated January 15, 2020, a party intending to introduce a recorded statement (video and/or audio) must file a verbatim transcript of the recorded statement in all non-criminal matters. Failure to comply with these requirements may result in exclusion of the exhibit or recorded statement at trial. A copy of the exhibit submission process along with the standing order re: transcripts of recorded evidence has been attached for convenience. Visit www.mncourts.gov/Remote-Hearings for more information and options for joining remote hearings, including how to submit exhibits.

To join by web browser:

1. Type <https://zoomgov.com/join> in your browser's address bar.
2. Enter the **Meeting ID:** 161 141 7833
3. If asked, enter the **Meeting Password:** 122887
4. 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.
5. Click the **Join Audio** icon in the lower left-hand corner of your screen.
6. Click **Share Video**.

To join by telephone:

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

1. Call: (833) 568-8864
2. Meeting ID: 161 141 7833
3. Meeting Password: 122887

Michael Upton
Ramsey County Court Administrator
651-266-8253
Dated: July 31, 2025

cc:
Asl Investment, Inc.
Paul Day Funke

Please see the court website for additional information and assistance please see the court website: <https://www.mncourts.gov/Remote-Hearings.aspx> or log on to <https://zoom.us/resources> to learn how to use Zoom technology.

For additional information, or if you need assistance in finding a place with a reliable internet connection and a device that will allow you to attend the Zoom Hearing, please contact us at 651-266-8253.

Court Procedures During Zoom Hearings

A Zoom Hearing is the same as a courtroom hearing. You must act in a Zoom Hearing as you would if you were appearing before a judge in the courthouse. Be on time. Dress appropriately. Find a quiet place for the hearing with a good internet connection. Don't do other things while you are in the Zoom Hearing. Mute yourself when you are not speaking. Follow the court's rules and directions. The judge and participants will need to see and hear you during the Zoom Hearing. This will also allow you to see and hear everything that happens in the Zoom Hearing. If you cannot access a Zoom Hearing with a device that has a camera and audio, you may call into the Zoom Hearing with a phone. Please see the court website for additional information and assistance please see the court website: https://www.mncourts.gov/mncourtsgov/media/second_district/documents/Resources-for-remote-participation-and-viewing-of-court-hearings.pdf

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