

**STATE OF MINNESOTA, COUNTY OF RAMSEY  
DISTRICT COURT, SECOND JUDICIAL DISTRICT  
CASE TYPE 2: CONDEMNATION  
COURT FILE NO. 62-CV-26-502  
JUDGE REYNALDO ALIGADA, JR.  
NOTICE OF HEARING**

County of Ramsey,  
  
Petitioner,  
  
v.  
K&T Properties, LLC., Lowry Finance Company, Advance Shoring Company, CFE Properties, LLC., Robert L. Brackey, Metropolitan Council Wastewater Services, Insurance Auto Auctions, Inc., 1280 Jackson LLC., Michelle Robinson, B. Bros. St Paul Properties, LLP., Soo Line Railroad Company, Kil-Ben Arlington, LLC., Saint Paul Family Project Limited Partnership, Minnesota Housing Finance Agency, Housing and Redevelopment Authority of the City of Saint Paul, Family Housing Fund, McDonough Organization With Respect and Equality for People (M.O.R.E.), Royal Credit Union, 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 1st day of April 2026, at 10:00 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 **10:00 a.m. on April 1, 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 April 15, 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: February 25, 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**  
*Published three times in the Vadnais Heights Press on March 3, 11 and 25, 2026.*

**STATE OF MINNESOTA, COUNTY OF RAMSEY  
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K&T Properties, LLC., Lowry Finance Company, Advance Shoring Company, CFE Properties, LLC., Robert L. Brackey, Metropolitan Council Wastewater Services, Insurance Auto Auctions, Inc., 1280 Jackson LLC., Michelle Robinson, B. Bros. St Paul Properties, LLP., Soo Line Railroad Company, Kil-Ben Arlington, LLC., Saint Paul Family Project Limited Partnership, Minnesota Housing Finance Agency, Housing and Redevelopment Authority of the City of Saint Paul, Family Housing Fund, McDonough Organization With Respect and Equality for People (M.O.R.E.), Royal Credit Union, 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 DISTRICT COURT ABOVE NAMED  
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 "fee title" is identified, the interest being conveyed is fee simple title.

**IV.**  
In the attached Exhibit B, where a "permanent easement" is identified, the interests being conveyed include all rights necessary for the construction, operation, and maintenance of all public right-of-way and utility uses now known or adopted in the future. Such rights include, but are not limited to, the right: to remove and use all plants, trees, ground cover, and natural growth now existing, or later planted or grown; to permanently grade or alter the grade of the land, and to remove and use all earth and other material not reasonably necessary for lateral and subjacent support; to limit or allow the location, number, and related characteristics of access from the remainder property to the public right-of-way; to store equipment or supplies; to access, both ingress and egress, from the most reasonably convenient rights-of-way; to remove any physical improvements or fixtures that interfere with its use as a public right-of-way; and to exclude from the area any use or improvement that conflicts with the rights conveyed herein. Reasonable and convenient access to the remainder will be maintained.

**V.**  
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 April 15, 2026, and ending April 15, 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 two twelve-month terms to be held consecutive to the original term and to each other at the monthly rate determined for the initial term.

**VII.**  
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.

**VIII.**  
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 the Jackson Street reconstruction project which shall replace the deteriorated roadway and replace two aging bridges. Additionally, along the project pedestrian infrastructure will be installed and a connection between the Trout Brook Trail segments will be established.

**IX.**  
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.

**X.**  
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.

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.

**XI.**  
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.

**XII.**  
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.

**XIII.**  
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: February 25, 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

**EXHIBIT B**

**PARCEL 8  
(0 JACKSON STREET – PID 192922420016)  
TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 8, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 12, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.  
PIN: 19-29-22-42-0016 – Abstract Property

ADDRESS: 0 Jackson Street, Saint Paul, MN 55117 - Abstract

NAME	NATURE OF INTEREST
K&T Properties, LLC	Fee Owner
Lowry Finance Company	Permit Agreement/perpetual easement for construction and maintaining roadway for both pedestrian and vehicular travel
Advance Shoring Company	Permit Agreement/perpetual easement for construction and maintaining roadway for both pedestrian and vehicular travel
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

**PARCEL 10**  
**(1370 JACKSON STREET – PID 192922420026)**  
**TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 10, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 12, 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: 19-29-22-42-0026 – Abstract and Torrens Property - Certificate of Title No(s): 389958 and 579140  
ADDRESS: 1370 Jackson Street, Saint Paul, MN 55117

NAME	NATURE OF INTEREST
CFE Properties, LLC	Fee Owner
City of St. Paul	Sewer Easement and Possible special assessments
County of Ramsey	Possible Property Taxes

**PARCEL 12**  
**(1336 JACKSON STREET – PID 192922420023)**  
**PERMANENT RIGHT-OF-WAY EASEMENT DESCRIPTION:**

Over, under and across Parcel 12, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 12, as the same is on file and of record in the office of the Registrar of Titles in and for Ramsey County, Minnesota.

**TEMPORARY EASEMENT DESCRIPTION:**  
Over, under and across Temporary Easement Parcel 12, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 12, as the same is on file and of record in the office of the Registrar of Titles in and for Ramsey County, Minnesota.

PIN: 19-29-22-42-0023 – Abstract and Torrens Property - Certificate of Title No(s): 540978  
ADDRESS: 1336 Jackson Street, Saint Paul, MN 55117

NAME	NATURE OF INTEREST
Robert L. Brackey	Fee Owner
Metropolitan Council Wastewater Services	Sanitary Sewer Easement
Insurance Auto Auctions, Inc.	Tenant
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

**PARCEL 15 (A & B)**  
**(0 NORPAC ROAD– PID 192922430027)**  
**PERMANENT RIGHT-OF-WAY EASEMENT DESCRIPTION:**

Over, under and across Parcel 15, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 13, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

**TEMPORARY EASEMENT DESCRIPTION:**  
Over, under and across Temporary Easement Parcel 15A and Temporary Easement Parcel 15B, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 13, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 19-29-22-43-0027 – Abstract Property  
ADDRESS: 0 Norpac Road, Saint Paul MN 55117

NAME	NATURE OF INTEREST
Insurance Auto Auctions, Inc.	Fee Owner
Metropolitan Council Wastewater Services	Sanitary Sewer Easement
1280 Jackson LLC	Utility and Access Easement
City of St. Paul	Slopes and Fill Easement and Possible special assessments
County of Ramsey	Possible Property Taxes

**PARCEL 55**  
**FEE TITLE DESCRIPTION**

Parcel 1: (ABSTRACT PROPERTY)

Lot 9, Block 1, Parker and Bailey's Out Lots, according to the recorded plat thereof, Ramsey County, Minnesota.

AND  
Lot "C" except that triangular portion thereof lying North of a West extension of the North line of Lot "D" and all of Lot "D" except all that thereof which lies East of a line running parallel with and 26 feet distant West (measured at right angles) from the West line of Cortland Street (aka Jackson Street) as now laid out and established in the City of St. Paul, all being in Soo Line Plat Number 3, according to the recorded plat thereof, Ramsey County, Minnesota.

EXCEPT:  
That part of the West 80 feet of Lot "C" Soo Line Plat Number 3, lying between the North right-of-way line of Hawthorne Avenue and the arc of a circle having a 45 foot radius, the center of said circle being on the center line of Hawthorne Avenue and 147.74 feet West of the West line of Jackson Street;  
That part of Lot "C", except the West 80 feet thereof, Soo Line Plat Number 3, lying between the North right-of-way line of Hawthorne Avenue and the arc of a circle having a radius of 45 feet, the center of said circle being on the center line of Hawthorne Avenue, and 147.74 feet West of the West line of Jackson Street.

Parcel 2: (TORRENS PROPERTY)

Lot E, Soo Line Plat Number 3, according to the recorded plat thereof, Ramsey County, Minnesota.

AND  
Lot F, Soo Line Plat Number 3, according to the recorded plat thereof, Ramsey County, Minnesota, except that part lying between the south right-of-way line of Hawthorne Avenue and the arc of a circle having a 45-foot radius, the center of said circle being on the center line of Hawthorne Avenue and 147.74 feet west of the west line of Jackson Street.

AND  
Lot 6, Block 1, Dawson's Fourth Addition to St. Paul, according to the recorded plat thereof, Ramsey County, Minnesota, except that part lying between the south right-of-way line of Hawthorne Avenue and the arc of a circle having a 45 foot radius, the center of said circle being on the center line of Hawthorne Avenue and 147.74 feet west of the west line of Jackson Street.

PIN: 19-29-22-34-0044 – Abstract and Torrens Property - Certificate of Title No(s) 515780  
ADDRESS: 1237 Jackson Street, Saint Paul MN 55117

NAME	NATURE OF INTEREST
Michelle Robinson	Fee Owner
B. Bros. St Paul Properties, LLP	Fee Owner
Soo Line Railroad Company/Canadian Pacific Kansas City (CPKC)	Mineral Registration Statement
City of St. Paul	Easements for slopes, cuts and fills in the grading of street adjoining and Possible special assessments
County of Ramsey	Possible Property Taxes

**PARCEL 56**

**TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 56, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 13, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 19-29-22-34-0006 – Abstract Property  
ADDRESS: 0 Jackson Street, Saint Paul MN 55117

NAME	NATURE OF INTEREST
Soo Line Railroad Company	Fee Owner
City of St. Paul	Possible special assessments.
County of Ramsey	Possible Property Taxes

**PARCEL 57**

**TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 57, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 13, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 19-29-22-34-0053 – Abstract Property  
ADDRESS: 0 Unassigned, Saint Paul MN 55117

NAME	NATURE OF INTEREST
Soo Line Railroad Company	Fee Owner
City of St. Paul	Easement for slopes, cuts and fills in the grading of street adjoining and Possible special assessments
County of Ramsey	Possible Property Taxes

**PARCEL 63**

**(80 ARLINGTON AVENUE EAST – PID 192922310005)**  
**TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 63, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 12, as the same is on file and of record in the office of the Registrar of Titles in and for Ramsey County, Minnesota.

PIN: 19-29-22-31-0005 – Torrens Property - Certificate of Title No(s): 587643  
ADDRESS: 80 Arlington Avenue East, Saint Paul MN 55117

NAME	NATURE OF INTEREST
Kil-Ben Arlington, LLC	Fee Owner
Metropolitan Council Wastewater Services	Sewer & Utility Easement
City of St. Paul	Easement for slopes, cuts and fills in the grading of street adjoining and Possible special assessments.
County of Ramsey	Possible Property Taxes

**PARCEL 65**

**(1497 JACKSON STREET – PID 192922240042)**  
**TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across those parts of Lots 7 through 12 inclusive, Block 19, and Lots 1 through 13 inclusive, Block 20, together with the vacated Nebraska Street (platted as Carry Street) accruing thereto, all in GURNEY HIGHLAND PARK, according to the recorded plat thereof and on file in the office of the County Recorder in and for Ramsey County, Minnesota and more particularly described as follows:

Beginning at the most southerly corner of said Lot 13, Block 20; thence North 00 degrees 20 minutes 48 seconds West, assumed bearing, along the westerly right of way line of Jackson Street, a distance of 571.0 feet; thence South 89 degrees 39 minutes 12 seconds West, along a line perpendicular to said westerly right of way line, a distance of 6.0 feet; thence South 00 degrees 20 minutes 48 seconds East, along a line parallel with said westerly right of way line, a distance of 45.0 feet; thence North 89 degrees 39 minutes 12 seconds East, along a line perpendicular to said westerly right of way line, a distance of 3.0 feet; thence South 00 degrees 20 minutes 48 seconds East, along a line parallel with said westerly right of way line, a distance of 51.0 feet; thence South 89 degrees 39 minutes 12 seconds West, along a line perpendicular to said westerly right of way line, a distance of 3.0 feet; thence South 00 degrees 20 minutes 48 seconds East, along a line parallel with said westerly right of way line, a distance of 108.7 feet; thence South 89 degrees 39 minutes 12 seconds West, along a line perpendicular to said westerly right of way line, a distance of 1.0 foot; thence South 00 degrees 20 minutes 48 seconds East, along a line parallel with said westerly right of way line, a distance of 230.5 feet to the intersection with the southerly line of said Lot 13; thence South 52 degrees 41 minutes 49 seconds East, along said southerly line of Lot 13, a distance of 5.1 feet to said point of beginning and there terminating.

PIN: 19-29-22-24-0042 – Abstract and Torrens Property - Certificate of Title No(s): 660873  
ADDRESS: 1497 Jackson Street, Saint Paul MN 55117

NAME	NATURE OF INTEREST
Saint Paul Family Project Limited Partnership	Fee Owner
Minnesota Housing Finance Agency	Mortgagee
Housing and Redevelopment Authority of the City of Saint Paul	Mortgagee
Family Housing Fund	Mortgagee
City of St. Paul	Water Main Easement and Possible Special Assessments
County of Ramsey	Possible Property Taxes

**PARCEL 78**

**(96 WHEELOCK PARKWAY– PID 192922210046)**  
**TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across the east 3.0 feet of the north 30.0 feet of the south 60.0 feet and the east 6.0 feet of the south 30.0 feet of the following described property:

The east 60 feet of Lots 7, 8, 9, 10, 11 AND 12, Block 8, GURNEY HIGHLAND PARK, according to the recorded plat thereof and on file in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 19-29-22-21-0046 – Abstract Property  
ADDRESS: 96 Wheelock Parkway East, Saint Paul MN 55117

NAME	NATURE OF INTEREST
McDonough Organization with Respect and Equality for People (M.O.R.E.)	Fee Owner
Royal Credit Union	Mortgagee
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

Published three times in the Vadnais Heights Press on March 3, 11 and 25, 2026.

**STATE OF MINNESOTA, COUNTY OF RAMSEY**  
**DISTRICT COURT, SECOND JUDICIAL DISTRICT**  
**COURT FILE NO. 62-PR-26-70**

**CASE TYPE: INFORMAL PROBATE**

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

In re the Estate of  
Richard Perkovich, a/k/a Richard Louis Perkovich,  
Decedent

**TO ALL INTERESTED PERSONS AND CREDITORS:**

Notice is hereby given that an Amended Application filed on February 13, 2026 for informal probate of the above-named Decedent's Last Will dated June 14, 2022 ("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: Joan Gerding, 1718 East 7th Street, 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  
Theresa Ames, Court Administrator  
Date: February 13, 2026

**Attorney for Personal Representative**

JOHN ANTHONY DEL VECCHIO

Attorney License No.: 189558

John Del Vecchio Law Firm LLC

481 South Wabasha Street

Saint Paul MN 55107

Telephone: 651-221-0871

E-Mail: law@armita.net

Published two times in the Vadnais Heights Press on March 4 and 11, 2026.

**STATE OF MINNESOTA, COUNTY OF RAMSEY**  
**DISTRICT COURT, SECOND JUDICIAL DISTRICT**  
**COURT FILE NO. 62-PR-26-111**

**CASE TYPE: INFORMAL PROBATE**

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

In re the Estate of  
Steven Wade Morrow,  
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 April 8, 2023 ("Will") 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: Richard Edward Morrow, 3851 Grandwood Drive North, Fargo, ND 58102 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: February 18, 2026

**Attorney for Personal Representative**

STEVEN GREGORY DECKERT

Attorney License No.: 397431

Deckert Law PA

12912 63rd Avenue North

Maple Grove MN 55369

Telephone: 763-587-7100

E-Mail: steven@deckertlawfirm.com

Published two times in the Vadnais Heights Press on March 4 and 11, 2026.

**STATE OF MINNESOTA, COUNTY OF RAMSEY**  
**DISTRICT COURT, SECOND JUDICIAL DISTRICT**  
**PROBATE COURT DIVISION**  
**COURT FILE NO. 62-PR-26-9**

**NOTICE OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS (WITHOUT A WILL)**

In re the Estate of  
Jeffery Todd Lindorff,  
Decedent

**TO ALL INTERESTED PERSONS AND CREDITORS:**

Notice is hereby given that an Amended Application filed on February 9, 2026 for informal appointment of personal representative has been filed with the Court. No 111 has been presented for probate. The Amended Application has been granted.

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

Jerome Jeffery Lindorff  
161 Concord Exchange North Apt. 315  
South Saint Paul, MN 55075

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  
Theresa Ames, Court Administrator  
Date: February 12, 2026

Published two times in the Vadnais Heights Press on February 25 and March 4, 2026.

**CITY OF VADNAIS HEIGHTS  
ADVERTISEMENT FOR  
REQUEST FOR QUALIFICATIONS  
VADNAIS HEIGHTS FIRE STATION**

**Deliver Qualifications to:**

**Kory Reiners, kreiners@terragc.com**

Terra Construction is soliciting qualifications from interested subcontractors for prequalification to bid on specific trade packages for the project under the Construction Manager at Risk (CM@R) delivery method for the City of Vadnais Heights.

RFQ documents are available at:

<https://www.terragc.com/vbfd-prequalification> by contacting Kory Reiners kreiners@terragc.com or at [www.QuestCDN.com](http://www.QuestCDN.com).

**Project No. 10060791**

The purpose of this RFQ is to establish a list of qualified subcontractors eligible to participate in subsequent Requests for Bids (RFBs) for construction trade work for each project.

RFQ Response Deadline:

Tuesday, March 10, 2026

Delivery of Responses:

All responses must be submitted electronically via email to Kory Reiners with Terra Construction: kreiners@terragc.com

**PROJECT DESCRIPTION**

General Overview – Fire Station Project Type: New Ground-Up Construction and Demolish Existing

• Project Description: 35,500 square foot fire station

**WORK SCOPES**

Subcontractor work scopes are grouped by trade divisions and may be combined where appropriate without limiting participation.

*Published three times in the Vadnais Heights Press on February 18, 25, and March 4, 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](http://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](mailto: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-PRMG36746-KB**

**OPENING DATE: MAR 26, 2026**

**PROJECT DESCRIPTION:** RAMSEY COUNTY, THROUGH THE PROPERTY MANAGEMENT DEPARTMENT, SEEKS A PRIME CONTRACTOR TO PROVIDE ALL SUPPLIES, EQUIPMENT, MATERIAL, LABOR AND INCIDENTALS FOR THE RAMSEY COUNTY LAW ENFORCEMENT CENTER (LEC) & 402 UNIVER-SITY AVENUE PARKING LOT IMPROVEMENTS PROJECT.

**PRE-SOLICITATION RESPONSE CONFERENCE:** LEC, 425 GROVE STREET, PARKING LOT, ST PAUL, MN - MAR 13, 2026, 9:00 AM CST.

**SOLICITATION: RFB-PRMG36505-KB**

**OPENING DATE: APR 2, 2026**

**PROJECT DESCRIPTION:** RAMSEY COUNTY, THROUGH THE PROPERTY MANAGEMENT DEPARTMENT, SEEKS A PRIME CONTRACTOR TO PROVIDE ALL SUPPLIES, EQUIPMENT, MATERIAL, LABOR AND INCIDENTALS FOR THE RAMSEY COUNTY COURTHOUSE TERRAZZO FLOORING REPLACEMENT PROJECT, LOCATED AT 15 WEST KELLOGG BLVD, SAINT PAUL, MN 55102.

**PRE-SOLICITATION RESPONSE CONFERENCE:** RAMSEY COUNTY COURTHOUSE, 15 W KELLOGG BLVD, ST PAUL, MN - MAR 16, 2026, 9:30 AM CST.

*Published one time in the Vadnais Heights Press on March 4, 2026.*

**STATE OF MINNESOTA, COUNTY OF RAMSEY  
DISTRICT COURT, SECOND JUDICIAL DISTRICT  
PROBATE COURT DIVISION  
COURT FILE NO. 62-PR-26-94**

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

**In re the Estate of:**

**Jeffrey J. Mitsch,**

**Decedent.**

**NOTICE** is given that on **Tuesday, March 17, 2026, from 9:15 a.m. until 9:30 a.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 October 15, 2025 (“Will”) and separate writings dated October 15, 2025, and October 16, 2025 (“Separate Writing”), and for the appointment of Gregory Mitsch, whose address is 2095 Cottage Grove Drive, Woodbury, MN 55129, 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:**

Theresa Ames, Court Administrator

BY: Elizabeth Girling, Deputy Court Administrator

Date: February 6, 2026

**Attorney for Petitioner**

Ronald L. Siler, Williamson & Siler, S.C.

201 S. Knowles Avenue, New Richmond, WI 54017

Attorney License No.: 0244971

ron@williamsonandsiler.com; (715) 246-6806

*Published two times in the Vadnais Heights Press on February 25 and March 4, 2026.*

**STATE OF MINNESOTA, COUNTY OF RAMSEY  
DISTRICT COURT, SECOND JUDICIAL DISTRICT  
COURT FILE NO. 62-PR-26-67**

**CASE TYPE: INFORMAL PROBATE**

**NOTICE OF INFORMAL APPOINTMENT OF PERSONAL**

**REPRESENTATIVE AND NOTICE TO CREDITORS (WITHOUT A WILL)**

In re the Estate of

Lois L. O’Neil, a/k/a Lois Louise O’Neil,

Decedent

TO ALL INTERESTED PERSONS AND CREDITORS:

Notice is hereby given that an Amended Application filed on February 10, 2026 for informal appointment of personal representative has been filed with the Court. No will has been presented for probate. The Amended Application has been granted.

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

John E. O’Neil, Jr.

2933 Mary Street

Maplewood, MN 55109

as Personal Representative of the Estate of the Decedent. Any heir 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

Theresa Ames, Court Administrator

Date: February 10, 2026

*Published two times in the Vadnais Heights Press on February 25 and March 4, 2026.*

**STATE OF MINNESOTA, COUNTY OF RAMSEY  
DISTRICT COURT, SECOND JUDICIAL DISTRICT  
FAMILY COURT DIVISION  
COURT FILE NO. 62-FA-26-229  
SUMMONS**

In Re the Marriage of:

Hiba Bashir,

Petitioner,

and

Hani Samir,

Respondent.

THE STATE OF MINNESOTA TO THE ABOVE-NAMED RESPONDENT:

YOU ARE HEREBY SUMMONED and required to serve upon the Petitioner’s attorney a response to the Petition which is herewith served upon you, within thirty (30) days after service of this Summons upon you, exclusive of the day of service. If you fail to do so, judgment by default will be taken against you for the relief demanded in the Petition.

This Petition involves, affects, or brings in question real property listed as follows:

A. 3431 Vivian Ave., and situated in the City of Shoreview, County of Ramsey, State of Minnesota, legally described as:

**Lot 10, Block 12, Hills of Home Plat 3, Ramsey County, Minnesota.**

B. 5717 W Villard Ave., and situated in the City of Milwaukee, County of Milwaukee, State of Wisconsin, legally described as:

**Legal to govern.**

C. 4412 N. 51st Blvd., and situated in the City of Milwaukee, County of Milwaukee, State of Wisconsin, and legally described as:

**Legal to govern.**

**NOTICE OF TEMPORARY RESTRAINING AND  
ALTERNATIVE DISPUTE RESOLUTION PROVISIONS**

UNDER MINNESOTA LAW, SERVICE OF THIS SUMMONS MAKES THE FOLLOWING REQUIREMENTS APPLY TO BOTH PARTIES TO THIS ACTION, UNLESS THEY ARE MODIFIED BY THE COURT OR THE PROCEEDING IS DISMISSED.

(1) Neither party may dispose of any assets except (i) for the necessities of life or for the necessary generation of income or preservation of assets, (ii) by an agreement in writing, or (iii) for retaining counsel to carry on or to contest this proceeding;

(2) Neither party may harass the other party; and

(3) All currently available insurance coverage must be maintained and continued without change in coverage or beneficiary designation.

**IF YOU VIOLATE ANY OF THESE PROVISIONS, YOU WILL BE SUBJECT TO SANCTIONS BY THE COURT.**

(4) Parties to a marriage dissolution proceeding are encouraged to attempt Alternative Dispute Resolution pursuant to Minnesota law. Alternative Dispute Resolution includes mediation, arbitration, and other processes as set forth in the District Court Rules. You may contact the Court Administrator about resources in your area. If you cannot pay for mediation or Alternative Dispute Resolution, in some counties, assistance may be available to you through a nonprofit provider or a court program. If you are a victim of domestic abuse or threats of abuse as defined in Minnesota Statutes, Chapter 518B, you are not required to try mediation and you will not be penalized by the court in later proceedings.

**UPON SERVICE OF THE SUMMONS, THE RESTRAINING PROVISIONS HEREIN ARE APPLICABLE BY OPERATION OF LAW UNTIL MODIFIED BY FURTHER ORDER OF THE COURT OR DISMISSAL OF THE PROCEEDING, UNLESS MORE THAN ONE YEAR HAS PASSED SINCE THE LAST DOCUMENT WAS FILED WITH THE COURT.**

**NOTICE OF PARENT EDUCATION PROGRAM REQUIREMENTS**

UNDER MINNESOTA STATUTES, SECTION 518.157, IN A CONTESTED PROCEEDING INVOLVING CUSTODY OR PARENTING TIME OF A MINOR CHILD, THE PARTIES MUST BEGIN PARTICIPATION IN A PARENT EDUCATION PROGRAM THAT MEETS MINIMUM STANDARDS PROMULGATED BY THE MINNESOTA SUPREME COURT WITHIN 30 DAYS AFTER THE FIRST FILING WITH THE COURT. IN SOME DISTRICTS, PARENTING EDUCATION MAY BE REQUIRED IN ALL CUSTODY OR PARENTING PROCEEDINGS. YOU MAY CONTACT THE DISTRICT COURT ADMINISTRATOR FOR ADDITIONAL INFORMATION REGARDING THIS REQUIREMENT AND THE AVAILABILITY OF PARENT EDUCATION PROGRAMS.

DEWALT, CHAWLA + SAKSENA, LLC

Dated: October 23, 2025

/s/ Melissa Chawla

Melissa Chawla (#0319223)

330 2nd Ave. South, Ste. 760

Minneapolis, MN 55401

(612) 361-6180

melissa.chawla@dcsfamilylaw.com

Attorney for Petitioner

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