

CHILDREN'S HOME SOCIETY FOUNDATION
NOTICE TO CREDITORS AND CLAIMANTS
This notice is published pursuant to Minnesota Statutes, section 317A.727, regarding dissolution of nonprofit organizations.
1. Children's Home Society Foundation, a Minnesota nonprofit corporation, (the "Corporation") is in the process of dissolving.
2. The Corporation has filed a Notice of Intent to Dissolve with the Minnesota Secretary of State.
3. The Notice of Intent to Dissolve was filed on September 15, 2025.
4. Written claims against the Corporation must be presented to the Corporation, c/o Angela T. Fogt, 2200 Wells Fargo Center, 90 South Seventh Street, Minneapolis, MN 55402.
5. Claims must be received at the above address no later than December 23, 2025.
CHILDREN'S HOME SOCIETY FOUNDATION
Date: 9/9/2025
By Lance Novak, Chair
Published four times in the Vadnais Heights Press on September 24, October 1, 8 and 15, 2025.

RAMSEY COUNTY, MINNESOTA
OFFICE OF THE COUNTY MANAGER
ST. PAUL, MINNESOTA
BOARD OF COMMISSIONERS MINUTES
SEPTEMBER 2, 2025
The Ramsey County Board of Commissioners met in regular session at 9:31 a.m. with the following members present: Jebens-Singh, McGuire, Miller, Moran, Xiong and Chair Ortega. Commissioner McMurtrey joined the Board Meeting remotely pursuant to Minnesota State Statutes 13D.02, Subdivision 1. Also present were Ling Becker, County Manager, and Jada Lewis, Civil Division Director, Ramsey County Attorney's Office.
AGENDA of September 2, 2025 was presented for approval. Motion by Moran, seconded by Xiong. Unanimously approved.
MINUTES of August 26, 2025 were presented for approval. Motion by Moran, seconded by Miller. Unanimously approved.
LAND ACKNOWLEDGEMENT Read by Commissioner McGuire.
ADMINISTRATIVE ITEMS
Parks & Recreation – Revoke County Road 94/South Shore Boulevard and revert to White Bear Township. Motion by McGuire, seconded by Jebens-Singh. Unanimously approved. (B2025-163)
Public Works – Revoke County Road 94/South Shore Boulevard and revert to White Bear Township. Motion by McGuire, seconded by Jebens-Singh. Unanimously approved. (B2025-164)
POLICY ITEM
County Manager's Office – Presentation of the Proposed 2026-2027 Biennial Budget. For Information Only. Presented by County Manager, Ling Becker. Discussion can be found on archived video.
COUNTY CONNECTIONS
Presented by County Manager, Ling Becker. Discussion can be found on archived video.
OUTSIDE BOARD AND COMMITTEE REPORTS
Discussion can be found on archived video.
BOARD CHAIR UPDATE
No updates.
ADJOURNMENT
Chair Ortega declared the meeting adjourned at 10:52 a.m.
Published one time in the Vadnais Heights Press on September 24, 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-PRMG34604-KB
OPENING DATE: 10/23/2024
PROJECT DESCRIPTION: RAMSEY COUNTY, THROUGH PROPERTY MANAGEMENT, SEEKS A PRIME CONTRACTOR TO PROVIDE ALL SUPPLIES, MATERIALS, EQUIPMENT, LABOR AND INCIDENTALS FOR THE LANDMARK CENTER NORTH TOWER ROOF AND LIGHTING PROJECT.
PRE-SOLICITATION RESPONSE CONFERENCE: LANDMARK CENTER, 75 W 5TH STREET, ST PAUL, MN 55102, OCTOBER 9, 2025, 9:30 AM CST
Published one time in the Vadnais Heights Press on September 24, 2025.

STATE OF MINNESOTA, COUNTY OF RAMSEY
DISTRICT COURT, SECOND JUDICIAL DISTRICT
PROBATE COURT DIVISION
COURT FILE NO. 62-PR-25-797
NOTICE FOR REMOTE HEARING ON PETITION FOR SUMMARY ASSIGNMENT OR DISTRIBUTION AND FORMAL PROBATE OF WILL, EXEMPT ESTATE
In re the Estate of:
Elsa Kajsa Linnea Knopp, a/k/a Kajsa Knopp and Kaisa Knopp, Decedent.
Notice is given that a petition has been filed requesting that the Estate assets be summarily assigned and distributed without probate administration. Information on how to participate in the remote hearing can be obtained by calling the Court at 651-266-8145.
The Petition also requests the probate of an instrument purporting to be the Decedent's last will dated July 28, 1981 ("Will").
Any objections to the Petition must be filed with the Court prior to or raised at the hearing. If proper, and no objections or claims are filed, the Court may issue a decree distributing or assigning the Estate's assets. 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 IS GIVEN that the Petition will be heard by this Court using remote technology via zoom on **Wednesday, November 5, 2025, from 1:45 p.m. until 2:00 p.m.**
NOTICE IS FURTHER GIVEN that this Notice shall be published once per week for two consecutive weeks in a legal newspaper in Ramsey County and a copy of this Notice shall be mailed at least 14 days prior to the hearing date to all interested persons (Minn. Stat. 524.1-401) and persons who have filed a demand for notice pursuant to Minn. Stat. 524.3-204.
BY THE COURT:
Michael F. Upton, Court Administrator
BY: Elizabeth Girling, Deputy Court Administrator
Date: September 10, 2025

Attorney for Petitioner:
Kathryn J. Barnes
121 W. Main St., Suite 200, Waconia, MN 55387
(952) 442-7700; kbarnes@mhslaw.com
Minnesota Attorney ID Number: 0387170
Published two times in the Vadnais Heights Press on September 24 and October 1, 2025.

STATE OF MINNESOTA, COUNTY OF RAMSEY
DISTRICT COURT, SECOND JUDICIAL DISTRICT
62-PR-25-727
NOTICE OF INFORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS
In re the Estate of
Nancy Mae Seeger,
Decedent
TO ALL INTERESTED PERSONS AND CREDITORS:
Notice is hereby given that an Amended Application filed on September 3, 2025 for informal probate of the above-named Decedent's Last Will dated July 24, 2014 ("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: Patricia A. Larsen, 16 Dennis Lane, Maplewood, MN 55119 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: September 3, 2025
Published two times in the Vadnais Heights Press on September 17 and 24, 2025.

STATE OF MINNESOTA, COUNTY OF RAMSEY
DISTRICT COURT, SECOND JUDICIAL DISTRICT
PROBATE COURT DIVISION
CASE TYPE: PROBATE
COURT FILE NO. 62-PR-25-780
NOTICE AND ORDER FOR REMOTE HEARING ON PETITION TO ALLOW TRUSTEES' FINAL ACCOUNT
In re the Estate of:
Sally J. Miller,,
Decedent.
A Petition to Allow Trustees' Final Account has been filed with this Court on September 3, 2025. Any objections to the Petition must be mailed, together with the court filing fee, to Ramsey County Probate Court, 15 W. Kellogg Blvd., Room 170, St. Paul, MN 55102 or can be filed in the electronic filing system prior to the hearing. If proper, and no objections are filed, the Petition may be granted.
IS ORDERED AND NOTICE IS GIVEN that a remote hearing has been scheduled on **Wednesday, October 29, 2025, from 3:00 p.m. until 3:15 p.m.** by this Court.
The hearing will be held via Zoom and appearance shall be by video and audio unless otherwise directed with a Judicial Officer, Ramsey County District Court.
The Minnesota Judicial Branch uses strict security controls for all remote technology when conducting remote hearings.
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 before the hearing. Visit www.mncourts.gov/Remote-Hearings for more information and options for joining remote hearings, including howto submit exhibits.
• Contact the court if you have concerns about this remote hearing.
To join by web browser:
1. Type <https://zoomgov.com/join> in your browser's address bar.
2. Enter the **Meeting ID:** 161 336 4447
3. If asked, enter the **Meeting Password:** 262810
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 (if you are unable to join by internet):
Be sure you **unmute your phone by pressing *6** and listen for the last four digits of your phone number to be called.
1. Call Toll-Free: 1-833-568-8864
2. Enter the **Meeting ID and Meeting Passcode:**
Meeting ID: 161 336 4447
Passcode: 262810
IS FURTHER ORDERED that notice shall be given by mailing via U.S. Postal Service a copy of this Notice and Order at least fourteen (14) days prior to the hearing date to all interested parties and parties who have filed a demand for notice.
Date: September 8, 2025
BY THE COURT:
Michael F. Upton, Court Administrator
By: Benjamin Linker, Deputy Court Administrator
Date: September 8, 2025
Attorney for Petitioner:
Paul D. Funke #0395366
Attorney for Trustee
3820 Cleveland Ave. N. Suite 500
St. Paul, MN 55112 (651) 332-8700
Published two times in the Vadnais Heights Press on September 17 and 24, 2025.

STATE OF MINNESOTA, COUNTY OF RAMSEY
DISTRICT COURT, SECOND JUDICIAL DISTRICT
COURT FILE NO. 62-PR-25-763
CASE TYPE: INFORMAL PROBATE
NOTICE OF INFORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS
In re the Estate of
Marcella Jean Diebel, a/k/a Marcella J. Diebel,
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 September 12, 1997 and Codicil dated August 8, 2005 ("Will") have been filed with the Court, and the application has been granted.
Notice is also given that the Probate Registrar has informally appointed the following:

Janet M. Anderson
217 West Anoka Street
Duluth, MN 55803
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: September 10, 2025
Attorney for Personal Representative:
PAUL DAY FUNKE
Attorney License No.: 395366
Funke Law
3820 Cleveland Avenue North, Suite 500
Saint Paul, MN 55112
Telephone: 651-332-8700
E-Mail: Paul@funkelawoffice.com
Published two times in the Vadnais Heights Press on September 17 and 24, 2025.

STATE OF MINNESOTA, DAKOTA COUNTY
DISTRICT COURT, FIRST JUDICIAL DISTRICT
COURT FILE NUMBER: 19WS-FA-19-290
CASE TYPE: FAMILY
NOTICE OF MOTION AND MOTION FOR CHANGE OF CUSTODY
In Re the Marriage of:
Patrick Gerard Ferguson, Petitioner
and
Keisha Lynn Brown, Respondent
To: Keisha Lynn Brown, St. Paul, MN.
NOTICE
PLEASE TAKE NOTICE that on Zoom, 5-19-25 at 1 p.m. before Morales, I will ask the Court for an Order granting the following relief:
MOTION
1. Jordan Lanar Ferguson, child.
2. The current order or judgement and decree regarding custody, which I am now seeking to change, is dated 6-28-24.
3. I would like the Court to amend the current order for **legal custody** of the minor child, to sole legal custody to Patrick Gerard Ferguson.
4. I would like the Court to amend the current order for **physical custody** of the minor child to sole physical custody to Patrick Gerard Ferguson.
5. I ask the Court to change the parenting time schedule as set forth in my Affidavit.
6. I ask the Court to determine each party's obligation to pay child support, including medical and child care support, to the other party in regard to the children in his or her physical custody.
7. N/A
8. I request such other and further relief as the Court may deem just, fair and equitable.

VERIFICATION AND ACKNOWLEDGEMENTS
a) I have read this document. To the best of my knowledge, information and belief, the information contained in this document is well grounded in fact and is warranted by existing law.
b) I have not been determined by any Court in Minnesota or in any other state to be a frivolous litigant and I am not the subject of an Order precluding me from serving or filing this document.
c) I am not serving or filing this document for any improper purpose, such as to harass the other party or to cause delay or needless increase in the cost of litigation or to commit a fraud on the Court.
d) I understand that if I am not telling the truth, or if I am misleading the Court or serving or filing this document for an improper purpose, the Court can order me to pay money to the other party, including the reasonable expenses incurred by the other party because of filing or serving this document, court costs, and reasonable attorney's fees.
Notice to the Other Party
After you receive these papers, if you want to respond to anything raised by the other party in his papers, your written response must be personally served on the other party at least 7 days before the hearing, or mailed to the other party at least 10 days before the hearing. Responsive papers are available from the Court Administrator's office and online at <https://mncourts.gov/getforms/child-custody-parenting-time/forms-packet-response-to-request-for-change-of-custody>. Your responsive papers must be filed with the Court Administrator at least 7 days before the hearing.
If you want to raise new issues at the hearing the other party has scheduled, your Motion and Affidavit must be personally served on the other party at least 14 days before the hearing or mailed to the other party at least 17 days before the hearing. Your papers raising new issues must be filed with the District Court Administrator at least 14 days before the hearing.
Date: 4-28-25
Patrick Ferguson
AFFIDAVIT IN SUPPORT OF MOTION TO CHANGE CUSTODY
In Re the Marriage of:
Patrick Gerard Ferguson, Petitioner
and
Keisha Lynn Brown, Respondent
My name is Patrick Gerard Ferguson, and I state that:
1. I am the Petitioner and I make this Affidavit in support of my Motion to Change Custody. My relationship to the child is Father.
2. There is no child protection case.
3. There is no Order for Protection.
4. The child lives with the Respondent who is the child's Mother. The children live in St. Paul, MN.
5. The current custody order which I am requesting be modified is dated 6-28-25.
6. The current order grants joint **legal** custody to both parties.
7. Legal custody identified which parent has the right to make decision regarding the upbringing of the child including education, health care and religious training. I want to change **legal** custody to sole **legal** custody in favor of Patrick Gerard Ferguson.
8. The current order grants joint **physical** custody to both parties.
9. Physical custody identifies the person with whom the child will live. I want to change **physical** custody to sole **physical** custody in favor of Patrick Gerard Ferguson.
10. I want to change physical and/or legal custody, or modify a parenting plan provision specifying the child's primary residence, because: A change of custody is in the best interests of the child and the parties previously agreed, in a writing approved by a court, to apply the best interests standard from Minnesota Statutes section 518.17 or 257.025. The court made a finding in the Order approving the agreement that the parties were fully informed, the agreement was voluntary, and the parties were aware of it implication.
Published three times in the Vadnais Heights Press on September 24, October 1 and 8, 2025.

RAMSEY COUNTY, MINNESOTA
NOTICE OF SALE OF TAX FORFEITED LANDS
ONLINE SALES TERMS AND CONDITIONS
ramseycounty.us/productiveproperties
Please carefully review all the terms and conditions contained in this document. Some of the terms and conditions in this document will be included in the deed you receive if you are a successful bidder. You are encouraged to have a qualified attorney review this document.

ONLINE SALES: This public sale is guided by Minnesota Statutes, section 282.005. Some key Terms and Conditions are as follows: 1.) the initial price of each property is equal to the estimated market value ("EMV Auction Price"), as determined by the most recent assessment; 2.) the sale will be sold to the highest bidder, but for no less than the initial EMV Auction Price for 30 days after it is initially made available at auction; 3.) if no buyer is willing to pay the initial EMV Auction Price, the price for each property must be reduced to the minimum bid amount, as defined by Minnesota Statutes, section 282.005, subdivision 2 ("Minimum Bid Auction") and will run for an additional 10 days; 4.) if no buyer is willing to pay the minimum bid, properties will be removed from auction, the state is deemed to have purchased the property through a credit bid, and parcels may be disposed of as otherwise provided in Minnesota Statutes, Chapter 282. The EMV Auction Price and Minimum Bid Auction Price are set forth in the **2025-2 AUCTION LIST**.

The public sale will be held via online auction and conducted by the Minnesota Department of Administration, Fleet & Surplus Division, using their MNBid website. The EMV auction will open for bids on October 27, 2025 and will close on November 26, 2025. The Minimum Bid auction will open for bids on November 27, 2025 and will close on December 8, 2025.

AUCTION REGISTRATION: All bidders must register by providing a Driver's License or other acceptable photo ID and registering though the State of Minnesota's MNBid site.

PROHIBITED PURCHASERS OR BIDDERS: No person or entity, or entity controlled by such person, that (1) is an owner or taxpayer of real property situated in Ramsey County that has delinquent property taxes, (2) has held a rental license in Ramsey County and the license has been revoked within the last five years, or is currently the subject of a revocation proceeding, (3) currently has a contract for purchase of tax-forfeited lands for a structure that does not meet the requirements of a code compliance inspection report or home inspection report issued within the past year, and has not filed a certificate of code compliance with the Tax-Forfeited Land section or successfully finalized and closed-out all permits through the city in which the parcel is located, or (4) within the past five years, has had a contract for purchase of tax-forfeited lands cancelled, or currently subject to cancellation.

After a winning bid, but prior to closing, a search will be performed to determine if the winning bidder is a prohibited purchaser or bidder and closing of the sale will not take place until the search verifies the winning bidder is not a prohibited purchaser or bidder. **In the event a winning bid has been awarded to a prohibited bidder or purchaser, the property will be offered to the 2nd highest eligible bidder, and then the 3rd highest bidder, until all bidders have been exhausted. In the event all bidders have been exhausted, the property may be re-offered at a future auction, or placed on the over-the-counter sales list, at the sole discretion of Ramsey County.**

ADDITIONAL PROHIBITED PURCHASERS OR BIDDERS: None of the following individuals (either personally or as an agent or attorney for any other person) may bid on and purchase a parcel of tax-forfeited land unless the parcel was owned by the individual before forfeiture: district court administrators, county auditors, treasurer, assessors or supervisors of assessments, land commissioners or assistant land commissioners for tax-forfeited lands, or any deputies or employees of any of the above individuals. (M.S. 282.016)

YOU MUST FOLLOW THE ALL INSTRUCTIONS OR ELSE YOU WILL NOT BE ABLE TO PARTICIPATE
IN THE BIDDING PROCESS. NO EXCEPTIONS WILL BE MADE!

CLOSING PROCESS & PAYMENT TERMS: There are several steps required to close the sale after a property has been won at auction. This process follows:

Buyer wins high bid on an auction property
MNBID Surplus Services sends Buyer an Award Letter serving to notice the Buyer they have won

PAYMENT 1. Within fourteen (14) business days from the date of the bid award, buyer shall submit payment to "Surplus Services" by either mailing or physically dropping off Cashier's Check or Money Order made payable to "Surplus Services" at 5420 Old Highway 8, Arden Hills, MN 55112. Please contact mnsurplus.auction@state.mn.us or 651-639-4022 for assistance in completing this first payment. **THE AMOUNT OF THIS PAYMENT IS THE WINNING BID AMOUT AS LISTED ON THE AWARD LETTER**

MNBID Surplus Services remits payment and contact information of winning bidders to Ramsey County Productive Properties staff

Ramsey County staff will schedule a closing with Ramsey County and provide Buyer with a cost sheet breaking down the additional costs to close. **PAYMENT 2.** At this closing, Buyer will fill out a simple Closing Information Form and provide certified funds made out to "Ramsey County" to pay for the additional statutory fees required upon the purchase of tax-forfeited property. At the closing with Ramsey County, Buyer must provide funds for the following: 3% Assurance Fee; State Deed Recording Fee; Deed Preparation Fee; and Deed Tax. An example of expected costs can be found on the next page of these terms.

Once Ramsey County has received the Closing Information Form and Funds to Close, staff will send in deed application to the Minnesota Department of Revenue. The state deed is generally returned to the county within 2-6 weeks and will be sent for recording. Once the deed has been recorded, Ramsey County staff will mail out the deed to the buyer.

BIDDER DISQUALIFICATION: In the event a bidder wins a property auction but fails to complete the closing requirements within the required timeframe, that winning bidder will not be eligible to purchase any other properties during this auction, and the property will be offered to the 2nd highest eligible bidder at their winning bid amount, and then the 3rd highest bidder, until all bidders have been exhausted. In the event all bidders have been exhausted, the property may be re-offered at a future auction, or placed on the over-the-counter sales list, at the sole discretion of Ramsey County.

PROPERTY TAX: Tax-forfeited property is removed from the county assessment tax rolls at time of forfeiture. Property is returned to the tax rolls immediately after sale, and the payment of property taxes will commence the year following the year of sale. For example, if the property is sold in 2024, payment of property taxes will commence in 2025. It is the Buyer's responsibility to contact Ramsey County, or the city assessor where the property is located, to determine estimated future taxes payable.

FEES: At the closing of the sale, the following fees will be collected:

- Assurance Fee: 3% of the total sales price
- State Deed Recording Fee: \$51.00
- Deed Preparation Fee: \$25.00
- Deed Tax \$.0034 of the total sales price

EXAMPLE OF COSTS TO EXPECT BASED ON \$200,000.00 OFFER	
Purchase Price:.....	\$200,000.00
3% Assurance Fee:.....	\$6,000.00
Deed Preparation Fee:.....	\$25.00
Filing Fees:	\$51.00
State Deed Tax (Price x .0034).....	\$680.00
TOTAL	\$206,756.00

SELLER NOT ABLE TO PAY CLOSING COSTS, SPECIALS, OR STATUTORY FEES: Ramsey County will not contribute funds toward payment for buyer's additional closing costs, special assessments cancelled due to forfeiture, assurance fee or other statutory fees.

FORMER OWNERS: If you are a former owner of a parcel being auctioned, you must pay the Minimum Bid price or the amount of delinquency, whichever is more, pursuant to Minnesota Statutes, Section 282.01, Subd. 7.

- *All sales are final, and no refunds or exchanges are permitted.
- *Ramsey County is not responsible for locating or determining property lines or boundaries.

PROPERTY CONDITION: All property is sold "as is" and may not conform to local building and zoning ordinances. The county makes no warranty that the land is "buildable".

Purchasers are encouraged to contact the city where the property is located for information about building codes, zoning laws, or other municipal information that effects the property.

Purchaser acknowledges that Buyer(s) were able to obtain authorization from Ramsey County to perform soil testing at Buyer's own expense, before purchasing parcel or parcels. The sale will not be rescinded if soil problems of any type are discovered after the sale.

HAZARDOUS MATERIALS INDEMNIFICATION: The purchaser shall indemnify Ramsey County and/or the State of Minnesota for environmental contamination as a result of purchaser's use and occupancy of the property.

STATE DEED ORDERING: Conveyance of tax-forfeit property is made by State Deed on a form prepared by the Minnesota Attorney General and executed by the Minnesota Department of Revenue on behalf of the State of Minnesota. By law, a State Deed cannot be ordered until the full purchase price for the subject property has been received by the County Auditor. Therefore, to process an order for a State Deed, the full purchase price must be tendered.

TITLE: The County or the State of Minnesota does not warrant the condition of title. The buyer will receive a documentation of Purchase at the time of the sale and/or the Commissioner of Revenue will issue a deed from the State of Minnesota after full payment is made. Tax forfeiture will create a break in the chain of title. **SELLER CONVEYS TAX TITLE**, and the services

of an attorney may be necessary to make the title marketable.

CODE COMPLIANCE CLAUSE: If a structure exists on the property that does not meet the requirements of a code compliance inspection report or home inspection report issued within the past year, then within twelve (12) months of the execution date the buyer, as a condition of the Contract for Deed, shall file with the Tax-Forfeited Land section of Ramsey County a certificate of code compliance, as required by the city in which the property is located. Buyer must provide seller with proof of compliance, or the buyer will be in default of the Contract for Deed.

FOR ALL LAND NOT IN A PLATTED SUBDIVISION: There are restrictive covenants required for marginal lands and wetlands including lands in Auditor's Subdivisions (see Minnesota Statutes 2007, Section 103F.535, Subd. 1, and Minnesota Statutes 2007, Section 282.018, Subd. 2.)

SPECIAL ASSESSMENTS: Local improvements not yet assessed, and any special assessments levied after forfeiture, must be assumed by the purchaser (APPLICABLE TO MINIMUM BID SALE ONLY). In addition, any remaining balance of cancelled special assessments that existed prior to the tax-forfeiture MAY BE REASSESSED by the municipality. It is the responsibility of the prospective purchaser to contact the city to determine special assessments that may have been canceled and may be subject to reassessment, and the city's terms for the payment of such assessments.

DEED CONDITIONS: The following terms and conditions will be included in the deed you receive from the State of Minnesota.

REVERTER: If the purchaser, their successor, or assigns, shall not comply with the above terms and conditions, title to the property shall automatically revert to the State of Minnesota. Compliance with the above terms and conditions shall be evidenced by a certificate of compliance recorded in the real property records of Ramsey County.

"AS-IS" SALE: Buyer agrees that the property shall be sold and that buyer shall accept the property "as is, where is, with all faults", with no right of set-off or reduction in the purchase price, and that such sale shall be without representation or warranty of any kind, express or implied, including without limitation, warranty of merchantability or fitness for a particular purpose, and seller does hereby disclaim and renounce any such representation or warranty. Buyer specifically acknowledges that buyer is not relying on any representations or warranties of any kind whatsoever, express, or implied, from seller, agent, other agents, or brokers as to the condition of or as to any matter concerning the property. Buyer further acknowledges and agrees that it is relying solely upon its own independent examination, inspection, study, and knowledge of the property and not upon any information or representations made to it by seller, its officers, directors, contractors, agents or employees or any person whomsoever. Buyer hereby expressly assumes all risks, liabilities, claims, damages, and costs (and agrees that seller shall not be liable for any special, direct, indirect, consequential, or other damages) resulting or arising from or related to the ownership, use, condition, location, maintenance, repair, or operation of the property. Buyer acknowledges that any condition of the property which buyer discovers prior to or after the closing date shall be at buyer's sole expense, and buyer expressly waives and releases seller and seller's agents, commissioners, employees, directors, officers and representatives from any claims, demands, losses, liabilities, damages, penalties, fines, liens, judgments, costs or expenses under federal law, state or other law, that buyer might otherwise have against seller or seller's agents and/or representatives relating to the physical characteristics or condition of the property including the environmental condition of the property. Buyer acknowledges that the purchase price reflects the "as- is" nature of this sale and any faults, liabilities, defects, or other adverse matters that may be associated with the property. Buyer has had the opportunity to fully review the disclaimers and waivers set forth herein, with its counsel, and understand the significance and effect thereof. This provision will be included in the State Deed that conveys the property.

The above terms shall run with the land and shall be binding on the purchaser, and the purchaser's successors and assigns.

ADDITIONAL INFORMATION: If you have additional questions regarding the sale or the terms and conditions of the sale, you may contact the Tax Forfeited Land section at:

Phone: (651) 266-2080
Email: TFL@co.ramsey.mn.us
In Person: 90 W. Plato Blvd., St. Paul, MN

This Notice of Sale of Tax-Forfeited Land, and the **2025-2 AUCTION LIST** are on file in the office of the Ramsey County Auditor/Treasurer in the Property Tax, Records and Election Services Department and notice is hereby given in accordance with state statutes.

The County Auditor has the authority to remove any parcel prior to sale where insufficient time exists for board approval of the removal from the auction and to bring it back to the County Board for ratification of the removal.

IN ORDER TO PROTECT YOUR LEGAL INTERESTS, WE RECOMMEND THAT YOU CONSULT WITH YOUR ATTORNEY REGARDING THE CONTRACT AND ON OTHER LEGAL MATTERS

Ramsey County Tax-Forfeited Land Auction List 2025-2								
Exhibit "B"								
Dated: September 16, 2025								
Parcel Number	Property Address	City	Property Type	Legal Description	Specials Before Forfeiture	Specials After Forfeiture	EMV Sale Amount	Minimum Bid Sale Amount
COMMISSIONER DISTRICT 1								
03-30-22-33-0058	0 FISHER CT	WHITE BEAR TOWN	206: 4B4 UNIMPROVED RESIDENTIAL LAND	OTTER HILLS SECOND ADDITION OUTLOT A	\$ -	\$ -	\$ 126,000.00	\$ 11,729.17
COMMISSIONER DISTRICT 2								
17-29-23-31-0066	1852 CARL ST	LAUDERDALE	201: 1A/1B/4BB RESIDENTIAL SINGLE UNIT	ROSEHILL, ADDITION N 1/2 OF LOT 27 AND ALL OF LOT 28 BLK 3	\$ 5,286.60	\$ -	\$ 286,600.00	\$ 10,785.54
COMMISSIONER DISTRICT 3								
15-29-23-34-0062	0 LARPENTEUR AVE W	FALCON HEIGHTS	233: 3A COMMERCIAL LAND AND BUILDING	SECTION 15 TOWN 29 RANGE 23 SUB TO CO RD A ALBERT ST AND ESMTS AND EX ...OF SW 1/4 OF SEC 15 TN 29 RN 23	\$ 217.31	\$ -	\$ 78,000.00	\$ 17,650.49
23-29-23-42-0112	775 IVY AVE W	ST PAUL	510 SINGLE FAMILY DWELLING, PLATTED LOT	STEENBERG'S PARKVIEW LOT 16 BLK 6	\$ 3,551.30	\$ -	\$ 216,200.00	\$ 26,249.79
25-29-23-42-0027	291 STINSON ST	ST PAUL	203: 1A/1B/4B1 RESIDENTIAL 1-3 UNITS	BEIFELDS SUB L 12-14 WLKNHAYW LOT 15 BLK 1	\$ 19,885.13	\$ -	\$ 150,500.00	\$ 16,366.84
28-29-23-13-0006	0 ENERGY PARK DR	ST PAUL	234: 3A INDUSTRIAL LAND AND BUILDING	ENERGY PARK WEST E 9 FT OF LOT 4 BLK 2	\$ 150.70	\$ -	\$ 19,300.00	\$ 3,440.00
28-29-23-41-0020	1639 TAYLOR AVE	ST PAUL	201: 1A/1B/4BB RESIDENTIAL SINGLE UNIT	COLLEGE PLACE,TAYLOR'S DVMISIO LOT 8 BLK 2	\$ 19,287.52	\$ -	\$ 179,800.00	\$ 17,679.63
COMMISSIONER DISTRICT 5								
01-28-23-43-0090	132 WESTERN AVE S	ST PAUL	206: 4B4 UNIMPROVED RESIDENTIAL LAND	WINSLOW'S ADDITION W 6 FT OF LOT 10 AND ALL OF LOT 11 BLK 6	\$ 32,373.96	\$ -	\$ 40,000.00	\$ 25,508.80
COMMISSIONER DISTRICT 7								
11-29-22-42-0079	0 CASTLE AVE	NORTH ST PAUL	206: 4B4 UNIMPROVED RESIDENTIAL LAND	CASTLE WOOD LOT 18 REPLAT LOT 1 BLK 1	\$ -	\$ -	\$ 58,200.00	\$ 6,891.09

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