

OFFICE OF THE MINNESOTA
SECRETARY OF STATE
CERTIFICATE OF ASSUMED NAME

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

1. The assumed name under which the business is or will be conducted is: Moments By Kia
2. The street address of the principal place of business is or will be: 2021 Edgerton St., Apt. 103
Maplewood, MN 55117
3. The name and street address of all persons conducting business under the above Assumed Name, including any corporation that may be conducting this business.
Kia Jane Moua
2021 Edgerton St., Apt. 103
Maplewood, MN 55117

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

Dated: April 10, 2025
Signed: Kia Jane Moua
Published two times in the Vadnais Heights Press on April 23 and 30, 2025.

CITY OF VADNAIS HEIGHTS
RAMSEY COUNTY, MINNESOTA
NOTICE OF HEARING ON ASSESSMENTS
COUNTY ROAD D EAST IMPROVEMENTS

NOTICE IS HEREBY GIVEN that the Vadnais Heights City Council will hold a public hearing at City Hall, 800 East County Road E, on Tuesday, May 6, 2025, at 7:00 p.m. to consider and address objections to the special assessments for the street and utility improvements on County Road D East (Greenbrier Street to County Road D Circle). The following parcels are subject to assessment based on a front-foot basis:

Parcel ID	Assessment	Parcel ID	Assessment
3230224400005	\$6,199.00	3230224400006	\$1,834.00
3230224400007	\$3,668.00	3230224400008	\$3,705.00
3230224400009	\$12,801.00	3330223300004	\$6,309.00
3330223300005	\$4,292.00	3330223300006	\$13,388.00
3330223300007	\$36,680.00	3230223400006	\$2,861.00
3330223400021	\$8,583.00	3330223400003	\$31,838.00
3330224300003	\$18,523.00	3330224400004	\$35,249.00
3330224400005	\$2,751.00	3330224400006	\$1,981.00
3330224400007	\$3,998.00	3330224400033	\$3,668.00

The proposed project includes improvements to the roadways, storm water drainage system, utility improvements and the installation of a trail along the north side of County Road D East. The estimated total city project cost of said improvement is \$401,000.00. The project cost will be further refined and determined following bid opening.

The entire amount assessed against each parcel of land will be payable, unless prepaid, as follows: in ten (10) equal, consecutive annual installments. The first installment shall be paid in 2026. The first installment will be payable with interest at the rate of eight percent (8%) per year on the entire assessment from the date of the resolution levying the same to December 31, 2026 (interest from 2025 and 2026), and each subsequent installment will be payable with one year's interest at eight percent (8%) per year on all unpaid installments, except that no interest will be charged on any prepaid portion whether in whole or at least twenty-five percent (25%) of the assessment as to any parcel is paid to the City Administrator within sixty (60) days from the date of the adoption of the assessment roll.

All persons wanting to be heard regarding the improvements and the area proposed to be assessed may appear and be heard by the City Council at the time and place stated above. Oral or written objections by any property owner will be considered at the hearing. Pursuant to Minnesota Statutes, Section 429.061, no appeal may be taken as to the amount of any assessment unless a written objection signed by the affected property owner is filed with the City Administrator prior to the assessment hearing or presented to the presiding officer at the hearing.

An owner may appeal an assessment to District Court pursuant to Minnesota Statutes, Section 429.081 by serving notice of the appeal upon the Mayor or City Administrator of the City within thirty (30) days after the adoption of the assessment and filing such notice with the District Court within ten (10) days after service upon the Mayor or City Administrator.

The City has a policy allowing deferred assessments for certain qualifying senior citizens, retired disabled homeowners and Minnesota National Guard or other military reserves who are ordered into active military service, as defined in Minnesota Statutes §190.05, subdivision 5b or 5c, as stated in the person's military orders, for whom it would be a hardship to make the payments. Under the deferral policy, an owner of homestead property may defer special assessments if certain conditions are met. All deferred special assessments shall be charged simple interest at the same rate charged on the assessment, which was deferred until termination of the deferral status. The City Council may choose to modify the Senior Deferral Policy at the assessment hearing.

BY ORDER OF THE CITY COUNCIL
Dated this 1st day of April, 2025
Kevin P. Watson, City Administrator
Published two times in the Vadnais Heights Press on April 23 and 30, 2025.

CITY OF VADNAIS HEIGHTS, MINNESOTA
ADVERTISEMENT FOR BIDS
CENTERVILLE ROAD WATERMAIN EXTENSION
SEH NO. VADNA 182928
CITY PROJECT NO. 2025-02

Notice is hereby given that Online Bids will be received by the City of Vadnais Heights until 10:00 a.m., Thursday, May 15, 2025, via QuestCDN for the furnishing of all labor and material for the construction of Centerville Road Water Main Extension.

The bid opening will be conducted via Microsoft Teams, at which time they will be publicly opened and read aloud:

Please join my meeting from your computer, tablet or smartphone:
<https://bit.ly/CentervilleRdWMExt>
Or call in (audio only)
+1 872-242-7640, United States, Chicago
Phone Conference ID: 508 089 148 #

Any person monitoring the meeting remotely may be responsible for any documented costs. Message and data rates may apply.

Major quantities for the Work include:

Item Description	Unit	Estimated Quantity
Remove/Mill Bituminous Pavement	SY	2,369
Aggregate Base Class 5	TON	481
Bituminous Mixture	TON	205
Gate Valve & Box (6" & 8")	EA	13
DIP Watermain (6" & 8")	LF	432
10" HPDE Watermain (HDD)	LF	2,242
DIP Fittings	LB	1,470
Pothole Existing Sanitary Sewer Services	EA	20

The Issuing Office for the Bidding Documents is: Short Elliott Hendrickson Inc. located at 3535 Vadnais Center Drive, St. Paul, MN 55110-5196, Scott Haupt, PE - 651.490.2000.

The Bidding Documents may be viewed for no cost at <http://www.sehinc.com> by selecting the Project Bid Information link at the bottom of the page and the View Plans option from the menu at the top of the selected project page.

Digital image copies of the Bidding Documents are available at <http://www.sehinc.com> for a fee of \$30. These documents may be downloaded

by selecting the project, by selecting the "Project Bid Information" link and by entering eBidDocTM Number 9531327 on the SEARCH PROJECTS page. For assistance and free membership registration, contact QuestCDN at 952.233.1632 or info@questcdn.com.

For this project, bids will ONLY be received electronically. Contractors submitting an electronic bid will be charged an additional \$42 at the time of bid submission via the online electronic bid service QuestCDN.com. To access the electronic Bid Worksheet, download the project document and click the online bidding button at the top of the advertisement. Prospective bidders must be on the plan holders list through QuestCDN for bids to be accepted. Bids shall be completed according to the Bidding Requirements prepared by SEH dated April 15, 2025.

In addition to digital plans, paper copies of the Bidding Documents may be obtained from DocuNet Corp. located at 2435 Xenium Lane North, Plymouth, MN 55441 (763.475.9600) for a fee of \$100.

Bid security in the amount of 5 percent of the Bid must accompany each Bid in accordance with the Instructions to Bidders.

A Contractor responding to these Bidding Documents must submit to the City/Owner a signed statement under oath by an owner or officer verifying compliance with each of the minimum criteria in Minnesota Statutes, section 16C.285, subdivision 3.

The City reserves the right to reject any and all Bids, to waive irregularities and informalities therein and to award the Contract in the best interests of the City.

Jim Hauth, Public Works Director
City of Vadnais Heights, Minnesota
Published two times in the Vadnais Heights Press on April 23 and 30, 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-PRK26726-KB
OPENING DATE: MAY 8, 2025

PROJECT DESCRIPTION: RAMSEY COUNTY, THROUGH PARKS & RECREATION DEPARTMENT, SEEKS A QUALIFIED CONTRACTOR TO REPLACE ALDRICH AND HIGHLAND ARENAS ENTRY DOORS. THE PROJECT INVOLVES THE REMOVAL OF EXISTING CORRODED DOORS AND FRAMES AND THE INSTALLATION OF NEW DURABLE, ENERGY-EFFICIENT DOOR SYSTEMS.

PRE-SOLICITATION RESPONSE CONFERENCE: ALDRICH ARENA, 1850 WHITE BEAR AVE N, MAPLEWOOD, MN. MAY 1, 2025, 8:30AM CST
SOLICITATION: RFB-PRMG34036-KB
OPENING DATE: MAY 15, 2025

PROJECT DESCRIPTION: RAMSEY COUNTY, THROUGH THE PROPERTY MANAGEMENT DEPARTMENT, SEEKS A CONTRACTOR TO PROVIDE FACILITY-RELATED EMERGENCY RECOVERY AND RESTORATION SERVICES ALONG WITH NECESSARY EQUIPMENT IN RESPONSE TO FIRES, FLOODING, AND OTHER WEATHER-RELATED/ NATURAL OR MANMADE EMERGENCIES.

SOLICITATION: RFB-PH555-32694-KB
OPENING DATE: MAY 15, 2025

PROJECT DESCRIPTION: RAMSEY COUNTY THROUGH THE SAINT PAUL - RAMSEY COUNTY PUBLIC HEALTH DEPARTMENT (SPRCPH), SEEKS TO CONTRACT WITH AT LEAST TWO WINDOW COMPANIES TO MEASURE, ORDER, PROVIDE, ACCEPT DELIVERY, STORE, DELIVER TO THE JOB SITE AS REQUESTED AND SERVICE AS NEEDED, QUALITY VINYL WINDOWS FOR ENROLLED LEAD AND HEALTHY HOMES PRIMARY PREVENTION PROJECTS.

SOLICITATION: RFB-PUBW29850-KB
OPENING DATE: MAY 15, 2025

PROJECT DESCRIPTION: RAMSEY COUNTY THROUGH THE PUBLIC WORKS DEPARTMENT, SEEKS TO OBTAIN PROPOSALS FROM BODY REPAIR SHOPS TO ASSIST THE COUNTY WITH REPAIRS ON AN AS NEEDED BASIS.

SOLICITATION: RFB-PUBW29820-KB
OPENING DATE: MAY 22, 2025

PROJECT DESCRIPTION: RAMSEY COUNTY, THROUGH THE PUBLIC WORKS DEPARTMENT, SEEKS A QUALIFIED CONTRACTOR TO PERFORM GRADING, BITUMINOUS SURFACING, CONCRETE SURFACING, ADA IMPROVEMENTS, CURB & GUTTER, STORM SEWER IMPROVEMENTS, TRAFFIC SIGNAL, SIGNING & STRIPING.

Published one time in the Vadnais Heights Press on April 30, 2025.

RAMSEY COUNTY, MINNESOTA
OFFICE OF THE COUNTY MANAGER
ST. PAUL, MINNESOTA
BOARD OF COMMISSIONERS MINUTES
APRIL 15, 2025

The Ramsey County Board of Commissioners met in regular session at 9:01 a.m. with the following members present: Jebens-Singh, McGuire, McMurtrey, Miller, Moran, Xiong and Chair Ortega. Also present were Ling Becker, County Manager, and Jada Lewis, Civil Division Director, Ramsey County Attorney's Office.

AGENDA of April 15, 2025 was presented for approval. Motion by Moran, seconded by McGuire. Unanimously approved.

MINUTES of April 8, 2025 were presented for approval. Motion by Jebens-Singh, seconded by Xiong. Unanimously approved.

LAND ACKNOWLEDGEMENT Read by Commissioner Xiong.

PROCLAMATION

Safety and Justice, Emergency Communications – Proclamation: National Public Safety Telecommunicators Week (April 13 – April 19). Presented by Commissioner Miller. Discussion can be found on archived video.

ADMINISTRATIVE ITEMS

County Manager's Office – Approval of Fees for Loss of Use and Enterprise Risk Management Administrative Overhead During Subrogation of Claims. Motion by Xiong, seconded by Miller. Unanimously approved. (B2025-077)

Community and Economic Development – Agreement with Hennepin County for CEO Now Business Institute Programming. Motion by Xiong, seconded by Miller. Unanimously approved. (B2025-078)

INFORMATION

Public Health – Opioid Response Initiative Update. For information and discussion only. Presented by Amy Caron, Director of Public Health. Discussion can be found in archived video.

LEGISLATIVE UPDATE

Presented by Commissioner McGuire. 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 April 30, 2025.

IN THE CIRCUIT COURT OF
MONTGOMERY COUNTY, TENNESSEE
AT CLARKSVILLE
NON RESIDENT NOTICE
CASE NO. CC-25-CV-281

TO: DAVID EDWIN RODRIGUEZ
You are ordered to appear and defend a civil action filed against you entitled Jay lin Dyson and Ana Maria Dyson
vs
David Edwin Rodriguez
which has been filed in Circuit Court, Montgomery County, Tennessee, and your defense must be made within thirty (30) days from the date of the last publication of this notice, which shall be published for four consecutive weeks in the

You are further directed to file your defense with the Clerk of the Court and send a copy to the Plaintiff's attorney at the address listed below. In case of your failure to defend this action by the above date, judgment by default may be rendered against you for the relief demanded in the complaint.

Issued: 4/7 /25
Wendy Davis, Clerk
By: J. Jackson, Deputy Clerk
Attorney:
John Biggs, Esq.
503 Madison Street
Clarksville, TN 37040
931-552-5339

Published four times in the Vadnais Heights Press on April 16, 23, 30 and May 7, 2025.

STATE OF MINNESOTA, COUNTY OF RAMSEY
DISTRICT COURT, SECOND JUDICIAL DISTRICT
PROBATE COURT DIVISION
COURT FILE NO. 62-PR-25-291

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

In re the Estate of:
Martha Alice Driscoll,
Decedent.

NOTICE is given that on **Wednesday, June 4, 2025, at 2:15 p.m.** a hearing will be held using remote technology by this Court on the petition for formal adjudication of intestacy, determination of heirship, and for the appointment of John Driscoll, whose address is 6513 Limerick Drive, Edina, MN 55439, 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 must be filed with the Court prior to or raised at the hearing. If proper and if no objections are filed or raised, the personal representative will be appointed with full power to administer the Estate including the power to collect all assets, to pay all legal debts, claims, taxes and expenses, to sell real and personal property, and to do all necessary acts for the Estate. If objections are filed, another hearing may be scheduled.

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

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

BY THE COURT:

Michael F. Upton, District Court Administrator
BY: Elizabeth Girling, Deputy Court Administrator
Date: April 1, 2025

Attorney for Petitioner:

Bryan Zlimen (MN# 0387909)
Zlimen & McGuiness PLLC
1700 W Highway 36, Suite 880, Roseville Minnesota 55113
Telephone: 651-213-9442

Published two times in the Vadnais Heights Press on April 23 and 30, 2025.

STATE OF MINNESOTA, COUNTY OF RAMSEY
DISTRICT COURT, SECOND JUDICIAL DISTRICT
COURT FILE NO. 62-PR-25-296

CASE TYPE: INFORMAL PROBATE

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

In re the Estate of Wendy Sue Monson, 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 Registrar. 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:

Jessica Campbell
3307 138th Avenue NW
Andover MN 55304

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: April 14, 2025

Published two times in the Vadnais Heights Press on April 23 and 30, 2025.

PUBLIC NOTICE [BIRTH OF BABY]

LET IT BE KNOWN TO ALL PEOPLE OF Ramsey County, Minnesota, United States of America — This public notice and affirmation that Jah'ziel-Tomiko of the family Nelson-Nord, has been born on the land in a mortal body. The living male is the result of life and love and physical embodiment of the biological father Cameron-Dion: Nelson and biological mother Mariana-Christine: Nord. Jah'ziel-Tomiko of the family Nelson-Nord is their living son from the moment of conception from the first combining of their unique genetic code and was born earthside on the land in the geographical location commonly known as Maplewood, Ramsey County, Minnesota Republic, United States of America. He was born on October 14th in the calendar year 2024 Anno Domini at the hour and minute 4:16 pm, weighing 8 lbs 7.5 oz and 21.25 inches long. He is happy, healthy and thriving!

Published four times in the Vadnais Heights Press on April 9, 16, 23 and 30, 2025.

RAMSEY COUNTY ATTORNEY'S OFFICE
 RAMSEY COUNTY, MINNESOTA
 NOTICE OF CANCELLATION OF CONTRACT FOR DEED
 TO: Nice Homes, LLC, 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.) \$250.00 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 CON-
 TRACTS, PURCHASE AGREEMENTS, AND EXERCISED OPTION, EXE-
 CUTED ON OR AFTER AUGUST 1, 1985, \$8.70 (WHICH IS TWO PERCENT
 OF THE AMOUNT IN DEFAULT AT THE TIME OF SERVICE OTHER THAN
 THE FINAL BALLOON PAYMENT, ANY TAXES, ASSESSMENTS, MORT-
 GAGES 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:

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

YOU ARE HEREBY FURTHER NOTIFIED THAT default has been made in
 the conditions of that certain contract, recorded as Document No. A04664235
 on June 26, 2017, whereby Christopher A. Samuel, County Auditor/Treasurer
 for the County of Ramsey, as vendor, sold and agreed to convey to Nice
 Homes, LLC, a Minnesota Limited Liability Company, as vendee, the tract of
 land lying in the County of Ramsey, State of Minnesota, described as follows:
 All that part of Block 72, West St. Paul, (Also Known as West St. Paul
 Proper) embracing all of Lot 1 and a part of Lots 2 and 3, particularly
 described as follows: Commencing at the Southeast corner of the
 intersection of Robert and Concord Street in the City of St. Paul,
 Minnesota, being the most Northerly corner of Lot 1 and said Block
 72; thence Southeasterly along the Southwesterly line of Concord
 Street 145 feet to a point (which point is 143.97 feet from the most
 Easterly corner of Lot 7 in said Block); thence Southwesterly at
 right angles 57.01 feet to a point; thence Northwesterly parallel the
 Southwesterly line of Concord Street 88.88 feet to the East line of
 Robert Street; thence North along the East line of Robert Street 80
 feet to the point of beginning.

Address: 108 Cesar Chavez Street, Saint Paul, MN 55107
 PID #: 08-28-22-21-0075 (A)

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

Delinquent payments and interest \$ 435.20
 Delinquent taxes and assessments \$ 237.63
 \$ 672.83

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.

/s/ Shanika Alston
 Shanika Alston (0390998)
 Asst. Ramsey County Attorney
 360 Wabasha Street North, Suite 100
 St. Paul, MN 55102
 (651) 266-3173

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 April 30, May 7 and
 14, 2025.

RAMSEY COUNTY ATTORNEY'S OFFICE
 RAMSEY COUNTY, MINNESOTA
 NOTICE OF CANCELLATION OF CONTRACT FOR DEED
 TO: North Real Estate, LLC, 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 CON-
 TRACTS, PURCHASE AGREEMENTS, AND EXERCISED OPTION, EXE-
 CUTED ON OR AFTER AUGUST 1, 1985, \$46.40 (WHICH IS TWO PERCENT
 OF THE AMOUNT IN DEFAULT AT THE TIME OF SERVICE OTHER THAN

THE FINAL BALLOON PAYMENT, ANY TAXES, ASSESSMENTS, MORT-
 GAGES 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:

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

YOU ARE HEREBY FURTHER NOTIFIED THAT default has been made in
 the conditions of that certain contract, recorded as Document No. A04806914
 on April 16, 2020, whereby Christopher A. Samuel, County Auditor/Treasurer
 for the County of Ramsey, as vendor, sold and agreed to convey to North Real
 Estate, LLC, a Minnesota Limited Liability Company, as vendee, the tract of
 land lying in the County of Ramsey, State of Minnesota, described as follows:
 Lot 8, Block 8, Stinson's Rice Street Addition to the City of
 St. Paul, Minn.
 Address: 68 Jessamine Avenue West, Saint Paul, MN 55117
 PID #: 30-29-22-22-0142 (A)

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

Delinquent payments and interest \$ 2320.30
 Delinquent taxes and assessments \$ 247.89
 \$ 2568.19

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.

/s/ Shanika Alston
 Shanika Alston (0390998)
 Asst. Ramsey County Attorney
 360 Wabasha Street North, Suite 100
 St. Paul, MN 55102
 (651) 266-3173

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 April 30, May 7 and
 14, 2025.

RAMSEY COUNTY ATTORNEY'S OFFICE
 RAMSEY COUNTY, MINNESOTA
 NOTICE OF CANCELLATION OF CONTRACT FOR DEED
 TO: Anthony Costanzo, 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 CON-
 TRACTS, PURCHASE AGREEMENTS, AND EXERCISED OPTION, EXE-
 CUTED ON OR AFTER AUGUST 1, 1985, \$451.96 (WHICH IS TWO PER-
 CENT 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:

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

YOU ARE HEREBY FURTHER NOTIFIED THAT default has been made in
 the conditions of that certain contract, recorded as Document No. T02708879
 on August 12, 2021, whereby Heather Bestler, County Auditor/Treasurer
 for the County of Ramsey, as vendor, sold and agreed to convey to North Real
 Estate, LLC, a Minnesota Limited Liability Company, as vendee, the tract of
 land lying in the County of Ramsey, State of Minnesota, described as follows:
 Pacific Addition to Saint Paul, Lot 24, Block 2
 Address: 353 Larch St., Saint Paul, MN 55117
 PID #: 25-29-23-43-0023 (T)

That the conditions of said contract in which said default has been made

are as follows:
 Delinquent payments and interest \$ 22,598.42
 Delinquent taxes and assessments \$ 5,687.48
 \$ 28,285.90

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.

/s/ Shanika Alston
 Shanika Alston (0390998)
 Asst. Ramsey County Attorney
 360 Wabasha Street North, Suite 100
 St. Paul, MN 55102
 (651) 266-3173

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 April 30, May 7 and
 14, 2025.

STATE OF MINNESOTA, COUNTY OF RAMSEY
 DISTRICT COURT, SECOND JUDICIAL DISTRICT
 PROBATE COURT DIVISION
 COURT FILE NO. 62-PR-25-340
 NOTICE OF REMOTE HEARING ON PETITION
 FOR FORMAL PROBATE OF WILL,
 APPOINTMENT OF PERSONAL REPRESENTATIVE AND
 NOTICE TO CREDITORS

Estate of
 John F. Trusler,
 Decedent

NOTICE is given that on Wednesday, July 2, 2025 at 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 February 26,
 2019 ("Will"), and for the appointment of Shirley Olson, whose address is 1847
 Beckman Avenue, Arden Hills, MN 55112, 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:
 Date: April 23, 2025
 Michael Upton, Court Administrator
 BY: Benjamin Linker, Deputy Court Administrator
 Attorney for Petitioner
 Kurt Robinson
 Jefferson Center, Suite 101
 607 Highway 10 N.E.
 Blaine, MN 55434
 (763) 785-2556
 Atty. I.D. No. 173320
 KRobinlaw@gmail.com
 Published two times in the Vadnais Heights Press on April 30 and May 7,
 2025.

STATE OF MINNESOTA, COUNTY OF RAMSEY
 DISTRICT COURT, SECOND JUDICIAL DISTRICT
 COURT FILE NO. 62-PR-25-60
 CASE TYPE: INFORMAL PROBATE
 NOTICE OF INFORMAL APPOINTMENT OF
 PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS
 (WITHOUT A WILL)

In re the Estate of
 Thomas A. Dwyer, a/k/a Thomas Alan Dwyer,
 Thomas Dwyer and Tom Dwyer,
 Decedent

TO ALL INTERESTED PERSONS AND CREDITORS:
 Notice is hereby given that an Amended Application filed on April 9, 2025
 for informal appointment of personal representative has been filed with the
 Probate Registrar. 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: Thomas E. Dwyer, 2909 Donna
 Avenue, Bozeman MT 59718 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: April 24, 2025
 Attorney for Personal Representative
 William Russell Asp
 Attorney License No.: 388992
 Best & Flanagan LLP
 60 South Sixth Street, Suite 2700
 Minneapolis MN 55402
 Telephone: 612-843-5812
 E-Mail: wasp@bestlaw.com
 Published two times in the Vadnais Heights Press on April 30 and May 7,
 2025.