

**BROWN'S CREEK WATERSHED DISTRICT  
NOTICE OF PUBLIC HEARING**

PLEASE TAKE NOTICE that on Wednesday, September 11, 2019, at 6:30 p.m., the Brown's Creek Watershed District Board of Managers will hold a public hearing to receive comments on the District's proposed 2020 Budget and Levy. The District's proposed total budget for 2020 is \$2,107,077, including grants, fees and levy funding sources. The proposed tax levy is \$164,690 for the General Fund and \$935,122 for the Management Plan Project Fund for a total proposed levy of \$1,099,812, a proposed 0.3% decrease from 2019. The public hearing will be held at the Family Means, 1875 Northwestern Ave S, Stillwater, MN.

Anne Maule Miller, Secretary, Browns Creek Watershed District  
Published two times in the White Bear Press on September 4 and 11, 2019.

**CITY OF MAHTOMEDI  
NOTICE OF HEARING ON PROPOSED ASSESSMENT**

Notice is hereby given that the City Council of Mahtomedi, Minnesota, will hold a public hearing and meet in the City Hall Council Chambers at 600 Stillwater Road, Mahtomedi, Minnesota, at 7:00 p.m. on Tuesday, September 17, 2019, to consider, pass upon, adopt and levy the proposed special assessments for delinquent utility accounts. The proposed assessment roll is on file for public inspection at the City Clerk's office. The total amount of the proposed assessment is \$122,345.57.

Those persons having an interest in said hearing are encouraged to attend the meeting.

Scott Neilson, City Administrator  
Published two times in the White Bear Press on September 4 and 11, 2019.

**CITY OF MAHTOMEDI  
NOTICE OF PUBLIC HEARING**

**REGARDING PRELIMINARY BUDGET AND LEVY FOR 2020**  
Notice is hereby given that the City Council of Mahtomedi will hold a public hearing on Tuesday, September 17, 2019, 7:00 p.m. at City Hall, 600 Stillwater Road, to consider the preliminary budget and levy for 2020. Anyone having an interest in this matter is invited to attend this meeting.

Jerene Rogers, city clerk  
Published one time in the White Bear Press on September 4, 2019.

**CITY OF VADNAIS HEIGHTS  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Vadnais Heights Planning Commission will meet and conduct a public hearing on **Tuesday, September 24, 2019 at 7:00 p.m.** at City Hall, 800 East County Road E, to consider a Variance application submitted by Thomas Hayes, to construct a garage addition.

The legal description of the property is as follows:  
LOT 2, BLOCK 3, WOOD RIDGE ADDITION NO. 2, Ramsey County, Vadnais Heights, Minnesota.

This parcel is located at 4001 McMenemy Street. Anyone wishing to be heard in regards to this matter will be given an opportunity at this time. The application materials are available for public review at City Hall during normal business hours. Questions or comments should be directed to Nolan Wall, Planning/Community Development Director, at 651-204-6027 or nolan.wall@cityvadnaisheights.com.

FOR THE PLANNING COMMISSION OF THE CITY OF VADNAIS HEIGHTS  
Kevin P. Watson, City Administrator  
Dated: September 4, 2019  
Published one time in the Vadnais Heights Press on September 4, 2019.



**WHITE BEAR TOWNSHIP  
PUBLIC NOTICE**

Notice is Hereby Given, That the Town Board of Supervisors of the Town of White Bear, Minnesota, will meet at Heritage Hall, 4200 Otter Lake Road, in said Town on Monday, September 16, 2019, beginning at 7:00 p.m. to consider the following request:

• Wetland Permit to Allow Filling & Mitigation pertaining to the following described property lying and being in the Town of White Bear, Ramsey County, Minnesota:

Lot 1, Block 2, & Outlot A of the Specialty Manufacturing Addition (5800 & 5858 Centerville Road)  
and to pass upon objections and recommendations, if any, and to conduct any and all business incident thereto.

Given under my hand this 21st day of August, 2019.  
BY ORDER OF THE TOWN BOARD OF SUPERVISORS  
PATRICK CHRISTOPHERSON, Clerk-Treasurer  
Published one time in the White Bear Press on September 4, 2019.

**STATE OF MINNESOTA, RAMSEY COUNTY  
SUMMONS WITH CHILDREN  
TO ABDUSAMAD SANO USMAN, RESPONDENT  
COURT FILE NO. 62-FA-19-1430**

In Re the Marriage of Makia Abdella and Abdusamad Sano Usman. Petitioner Makia Abdella has filed a lawsuit. A Summons is herewith served upon you. The object of this proceeding is a dissolution of the marriage relationship. Published three times in the Vadnais Heights Press on September 4, 11 and 18, 2019.

**STATE OF MINNESOTA  
COUNTY OF RAMSEY  
DISTRICT COURT  
PROBATE DIVISION  
SECOND JUDICIAL DISTRICT  
COURT FILE NO.: 62-PR-19-531**

**NOTICE OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS (INTESTATE)**

In Re: Estate of Elizabeth A. Walters Decedent.

Notice is given that an Application for Informal Appointment of Personal Representative was filed with the Registrar. No Will has been presented for probate. The Registrar accepted the application and appointed Michelle R. Mendez, D.O., whose address is 12737 Michaels Landing Circle, Jacksonville, FL 32224, to serve as the personal representative of the Decedent's estate.

Any heir or other interested person may be entitled to appointment as personal representative or may object to the appointment of the personal representative. Any objection to the appointment of the personal representative must be filed with the Court, and any property filed objection will be heard by

the Court. Notice is provided to interested persons of the date of hearing on the objection.

Unless objections are filed, and unless the Court orders otherwise, the personal representatives has the full power to administer the estate, including, after thirty (30) days from the issuance of letters of general administration, the power to sell, encumber, lease, or distribute any interest in real estate owned by the Decedent.

Notice is further given that, subject to Minn. Stat. §524.3-801, all creditors having claims against the Decedent's estate are required to present the claims to the personal representative or to the Court within four (4) months after the date of this notice or the claims will be barred.

Date: July 198, 2019  
Joel Olson, Registrar  
Michael Upton, Court Administrator  
ANDREW, BRANSKY & POOLE, P.A.  
Aaron R. Bransky MN# 226610  
Attorney for Michelle R. Mendez, D.O.  
302 West Superior Street, Suite 300  
Telephone: 218-722-1764  
Facsimile: 218-722-6137  
E-mail: abransky@duluthlawfirm.com  
Published two times in the White Bear Press on August 28 and September 4, 2019.

**NOTICE OF MORTGAGE FORECLOSURE SALE  
PUBLIC NOTICE**

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE: October 17, 2018  
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$318,000.00  
MORTGAGOR(S): Empire Financial LLC, RDS Investments Co. and Robert D. Stein

MORTGAGEE: Capital Lending Group, Inc.  
DATE AND PLACE OF RECORDING: Recorded with the County Recorder in and for the County of Ramsey, State of Minnesota, on the 17th day of October, 2018, as Document No. 4731652

DATE AND PLACE OF REGISTRATION: Registered with the Registrar of Titles in and for the County of Ramsey, State of Minnesota, on the 17th day of October, 2018, as Document No. 2626044

ASSIGNMENTS OF MORTGAGE: Assigned to Minneapolis Property, LLC

LEGAL DESCRIPTION OF PROPERTY:  
Parcel 1: Lot 5, Block 12, Nelson, Stevens and King's Addition. (REGISTERED PROPERTY)

Parcel 2: The South 1/2 of Lot 1, Block 3, J.F. Eisenmenger's Addition to the City of St. Paul.

Parcel 3: The North 60 feet of Lot 3, Block 7, Beaupre and Kelly's Addition.

Parcel 4: Lot 1, Block 4, Joseph R. Weide's 2nd Addition.

Parcel 5: Lot 17, Block 4, Syndicate No. 3 Addition.

Parcel 6: Lot 4, Block 1, Skidmore's Addition, also known as "Skidmore and Cassidy's Addition".

PROPERTY ADDRESS:  
154 King Street West, St. Paul, MN 55107; 1041 Park Street, St. Paul, MN 55117; 1150 Burr Street, St. Paul, MN 55130; 1293 Payne Avenue, St. Paul, MN 55130; 853 Lafond Avenue, St. Paul, MN 55104; and 572 Earl Street, St. Paul, MN 55106

COUNTY IN WHICH PROPERTY IS LOCATED: Ramsey  
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$338,347.64

THAT there has been compliance with all pre-foreclosure requirements; that no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof;

THAT pursuant to the power of sale contained in said mortgage, the above-described property will be sold by the Sheriff of Ramsey County as follows:

DATE AND TIME OF SALE: August 23, 2019, at 10:00 a.m.

PLACE OF SALE: Ramsey County Sheriff's Office, City Hall Annex, 25 West 4th Street, Suite 150, St. Paul, Minnesota, to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorneys' fees allowed by law subject to redemption within six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns.

THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: July 2, 2019  
Minneapolis Property, LLC  
Assignee of Mortgagee  
**HOELSCHER LAW FIRM, PLLC**

By: /s/ Brian G. Hoelscher #0238752  
Attorneys for Assignee of Mortgagee  
13100 Wayzata Boulevard, Suite 100  
Minnetonka, MN 55305  
(952) 224-9551

**FORECLOSURE DATA  
Minn. Stat. Sec. 580.025**

(1) the physical street address, city, and zip code of the mortgaged premises is 154 King Street West, St. Paul, MN 55107; 1041 Park Street, St. Paul, MN 55117; 1150 Burr Street, St. Paul, MN 55130; 1293 Payne Avenue, St. Paul, MN 55130; 853 Lafond Avenue, St. Paul, MN 55104; 572 Earl Street, St. Paul, MN 55106;

(2) the name of the transaction agent, residential mortgage servicer, and the lender or broker, as defined in section 58.02, if the person holding the mortgage is a transaction agent as defined in section 58.02, subdivision 30 are as follows: - not applicable; or the name of the residential mortgage servicer and the lender or broker, as defined in section 58.02, if the person holding the mortgage is not a transaction agent as defined in section 58.02, subdivision 30 are as follows: residential mortgage servicer - Superior Financing, Inc., lender or broker - Minneapolis Property, LLC;

(3) the tax parcel identification number of the mortgaged premises is: 342923220097; 302922230052; 342923220097; 202922430014; 352923120153; 332922130036;

(4) if stated on the mortgage, the transaction agent's mortgage identification number is: - not applicable;

(5) if stated on the mortgage, the name of the residential mortgage originator as defined in section 58.02 is: Capital Lending Group, Inc.

**NOTICE OF POSTPONEMENT  
OF MORTGAGE FORECLOSURE SALE**

The above referenced sale scheduled for August 23, 2019, at 10:00 a.m. has been postponed to September 25, 2019, at 10:00 a.m. in the Ramsey County Sheriff's Office, City Hall Annex, 25 West 4th Street, Suite 150, St. Paul, Minnesota.

Dated: August 23, 2019

Minneapolis Property, LLC  
Assignee of Mortgagee  
**HOELSCHER LAW FIRM, PLLC**  
By: /s/ Brian G. Hoelscher #0238752  
Attorneys for Assignee of Mortgagee  
13100 Wayzata Boulevard, Suite 100  
Minnetonka, MN 55305  
(952) 224-9551  
Published one time in the Vadnais Heights Press on September 4, 2019.

**NOTICE OF MORTGAGE FORECLOSURE SALE  
PUBLIC NOTICE**

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE: November 13, 2018  
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$273,000.00

MORTGAGOR(S): Empire Financial LLC and RDS Investments Co.  
MORTGAGEE: Capital Lending Group, Inc.

DATE AND PLACE OF RECORDING: Recorded with the County Recorder in and for the County of Ramsey, State of Minnesota, on the 13th day of November, 2018, as Document No. 4734779

DATE AND PLACE OF REGISTRATION: Registered with the Registrar of Titles in and for the County of Ramsey, State of Minnesota, on the 13th day of November, 2018, as Document No. 2627577

ASSIGNMENTS OF MORTGAGE: Assigned to Minneapolis Property, LLC

LEGAL DESCRIPTION OF PROPERTY:  
Parcel 1: Lot 23, Block 2, Cloverdale. (REGISTERED PROPERTY)

Parcel 2: The West half of the East Two-thirds of Lot 4, Block 19, Beaupre and Kelly's Addition to Saint Paul (REGISTERED PROPERTY) and The East 22 feet of the West One-third of Lot 4, Block 19, Beaupre and Kelly's Addition to Saint Paul.

Parcel 3: Lot 15, Dobner's Rearrangement of Block 2, Hamline Syndicate No. 1. (REGISTERED PROPERTY)

Parcel 4: Lot 16, Corrected Map of Smith's Subdivision of Block 3, Stinson's Division of the Northwest Quarter of Section 36, Township 29, Range 23.

Parcel 5: Lot 17, Block 11, Terry's Addition to the City of St. Paul.

Parcel 6: Lot 18, Block 11, Terry's Addition to the City of St. Paul.

Parcel 7: Lot 17, Block 4, Syndicate No. 3 Addition.

PROPERTY ADDRESS:  
1091 Rose Avenue E, St. Paul, MN 55106; 378 Jessamine Avenue E, St. Paul, MN 55130; 1503 Van Buren Avenue, St. Paul, MN 55104; 678 Kent Street, St. Paul, MN 55103; 1021 Minnehaha Avenue E, St. Paul, MN 55106; 1025 Minnehaha Avenue E, St. Paul, MN 55106; and 853 Lafond Avenue, St. Paul, MN 55104

COUNTY IN WHICH PROPERTY IS LOCATED: Ramsey  
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$247,827.36

THAT there has been compliance with all pre-foreclosure requirements; that no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof;

THAT pursuant to the power of sale contained in said mortgage, the above-described property will be sold by the Sheriff of Ramsey County as follows:

DATE AND TIME OF SALE: August 23, 2019, at 10:00 a.m.

PLACE OF SALE: Ramsey County Sheriff's Office, City Hall Annex, 25 West 4th Street, Suite 150, St. Paul, Minnesota, to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorneys' fees allowed by law subject to redemption within six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns.

THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

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(2) the name of the transaction agent, residential mortgage servicer, and the lender or broker, as defined in section 58.02, if the person holding the mortgage is a transaction agent as defined in section 58.02, subdivision 30 are as follows: - not applicable; or the name of the residential mortgage servicer and the lender or broker, as defined in section 58.02, if the person holding the mortgage is not a transaction agent as defined in section 58.02, subdivision 30 are as follows: residential mortgage servicer - Superior Financing, Inc., lender or broker - Minneapolis Property, LLC;

(3) the tax parcel identification number of the mortgaged premises is: 282922120135; 292922220133; 282922120135; 362923220040; 282922340074; 282922340075; 352923120153;

(4) if stated on the mortgage, the transaction agent's mortgage identification number is: - not applicable;

(5) if stated on the mortgage, the name of the residential mortgage originator as defined in section 58.02 is: Capital Lending Group, Inc.

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