

**STATE OF MINNESOTA
COUNTY OF RAMSEY
DISTRICT COURT
SECOND JUDICIAL DISTRICT
PROBATE COURT DIVISION
NOTICE OF INFORMAL APPOINTMENT OF PERSONAL
REPRESENTATIVE AND NOTICE TO CREDITORS
COURT FILE NO. 62-PR-19-410**

In Re the Estate of:
Margaret Fay Kneip
Deceased

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

Notice is also given that the Registrar has informally appointed William Kneip, Jr., whose address is 8921 Ideal Ave., No. St. Paul, MN 55155, as personal representative of the estate of the above named 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 with the Court (pursuant to Minn. Stat. Section 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 the letters, the power to sell, encumber, lease or distribute real estate.

Any objections 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 further given (subject to Minn. Stat. Section 524.3-801) that ALL CREDITORS having claims against said estate are required to present the same to said personal representative or to the Court Administrator within four months after the date of this notice or said claims will be barred.

Dated: May 24, 2019

Laura J. Stevens, Registrar

Michael F. Upton, Court Administrator

By: Joel M. Anderson (ARN0180397)

Attorney for William Kneip, Jr.

2150 3rd St., Suite 2

White Bear Lake, MN 55110

Telephone (651) 426-4009

joel@andersonatty.com

Published two times in the Vadnais Heights Press on June 19 and 26, 2019.

**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: White Bear Lake Endontics
2. The street address of the principal place of business is or will be: 4801 Highway 61 N Ste 200 White Bear Lake MN 55110-2752
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. OLGA IVETT CASTRO, DDS, PC 4801 Highway 61 N Ste 200 White Bear Lake MN 55110

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.

June 3, 2019
Signed: EDWIN FIGUEROA
Published two times in the White Bear Press on June 19 and 26, 2019.

**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: Lucent Charms
2. The street address of the principal place of business is or will be: 1116 6th St. E Saint Paul, MN 55106
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. Stylish Ways L.L.C. 1116 6th St. E Saint Paul, MN 55106

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: June 11, 2019
Signed: Jaichia Vang
Published two times in the White Bear Press on June 19 and 26, 2019.

**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: Northbound Builders
2. The street address of the principal place of business is or will be: 1121 Marion St. St. Paul, 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. Kyle Wagner 1121 Marion St. St. Paul, 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: May 29, 2019
Signed: Cheyenne Moseley
Published two times in the White Bear Press on June 12 and 19, 2019.

**STATE OF MINNESOTA
COUNTY OF RAMSEY
DISTRICT COURT
SECOND JUDICIAL DISTRICT
SUMMONS**

**COURT FILE NUMBER: 62-CV-19-3947
CASE TYPE: ACTION TO DETERMINE ADVERSE CLAIMS,
SLANDER OF TITLE**

Venture Capital, LLC
Plaintiff,

vs.
C and J Perfection Painting and Drywall, LLC, and all others persons unknown claiming any right, title, estate, interest, or lien in the estate described in the Complaint herein.

Defendant
THIS SUMMONS IS DIRECTED TO: **C&J Perfection Painting and Drywall, LLC and all other persons unknown claiming any right, title, estate, interest or lien in the estate described in the Complaint herein.**

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

2. YOU MUST REPLY WITHIN 20 DAYS TO PROTECT YOUR RIGHTS. You must give or mail to the person who signed this summons **a written response** called an Answer within 20 days of the date on which you received this Summons. You must send a copy of your Answer to the person who signed this summons located at:

Minnesota Landlord Law, PLLC.
1000 Twelve Oaks Center Drive, #100
Wayzata, MN 55391

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

4. YOU WILL LOSE YOUR CASE IF YOU DO NOT SEND A WRITTEN RESPONSE TO THE COMPLAINT TO THE PERSON WHO SIGNED THIS SUMMONS. If you do not Answer within 20 days, you will lose this case. You will not get to tell your side of the story, and the Court may decide against you and award the Plaintiff everything asked for in the complaint. If you do not want to contest the claims stated in the complaint, you do not need to respond. A default judgment can then be entered against you for the relief requested in the complaint.

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

6. ALTERNATIVE DISPUTE RESOLUTION. The parties may agree to

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

7. THIS LAWSUIT AFFECTS REAL PROPERTY IN RAMSEY COUNTY: THIS LAWSUIT MAY AFFECT OR BRING INTO QUESTION TITLE TO REAL PROPERTY located in Ramsey County, State of Minnesota, legally described as follows:

Lot 4 Block 72, Dawson's Earl Street Addition
PID: 282922310003
Street Address: 943 Earl Street, St. Paul, MN 55106
The object of this action is Action to Determine Adverse Claims and Slander of Title
Minnesota Landlord Law, PLLC
By:
/S/ Bradley M. Schaeppi
Dated: June 3, 2019
Plaintiff's attorney's signature
Published two times in the Vadnais Heights Press on June 19 and 26, 2019.

**STATE OF MINNESOTA
COUNTY OF RAMSEY
DISTRICT COURT
SECOND JUDICIAL DISTRICT
PROBATE COURT DIVISION
COURT FILE NO. 62-PR-19-418**

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

In the Matter of the Estate of Margaret Rose Krawczyk, Decedent
IT IS ORDERED AND NOTICE is given that on **July 16, 2019 at 9:00 a.m.**, a hearing will be held in this Court at Ramsey County Courthouse, 15 West Kellogg Boulevard, Courtroom 1670, St. Paul, Minnesota, 55102 for the adjudication if intestacy, determination of heirship, and for the appointment of Matthew John Krawczyk, whose address is 1406 Emerson Avenue North, Minneapolis, MN as personal representative of the Estate of the Decedent in an unsupervised administration.

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.

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.

IT IS FURTHER ORDERED that notice shall be given by publishing the Notice and Order as provided by law and by mailing a copy of this Notice and Order 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
Dated: May 30, 2019
Michael F. Upton, Court Administrator
By: Kimberly Smith, Deputy Court Administrator
Self-Represented Litigant:
Matthew John Krawczyk
1406 Emerson Ave. N.
Minneapolis, MN 55411
Published two times in the Vadnais Heights Press on June 19 and 26, 2019.

**US STORAGE CENTERS
NOTICE OF SELF STORAGE SALE**

Please take notice US Storage Centers – White Bear located at 1828 Buerkle Road White Bear, MN 55110 intends to hold a Auction to sell the property stored by the following tenants at the storage facility. The sale will occur as an online auction via www.usstoragecenters.com/auctions on 7/9/2019 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Paula Schintgen (2 units); Alice Mugabi; Juan Martinez; Janet Hanson. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
Published two times in the White Bear Press on June 19 and 26, 2019.



**WHITE BEAR TOWNSHIP
ADVERTISEMENT FOR BIDS**

NOTICE IS HEREBY GIVEN that sealed Bids will be received, publicly opened, and read aloud by representatives of the Town of White Bear, Minnesota at the Town Administrative Offices, 1281 Hammond Road, White Bear Township, Minnesota 55110, in said Township at **9:00am, Wednesday, July 10, 2019** for furnishing all work and materials for the **2019 Street Improvements**, consisting of the following:

- Bituminous Paving
- Full Depth Pavement Reclamation
- Mill Bituminous Surface
- Remove and Replace Concrete Curb and Gutter
- Concrete Walk
- Catch Basin Repair

Bids forms, contract documents, drawings and specifications as prepared by TKDA, are on file for inspection in the office of the Town Clerk and in the office of the Engineers, whose address is 444 Cedar Street, Saint Paul, Minnesota 55101.

Complete digital Proposal Forms, Plans, and Specifications for use by Contractors submitting a bid are available at www.questcdn.com. You may download the digital plan documents for a non-refundable fee of \$25 by inputting Quest Project No. 6400569 on the website's Project Search page. Please contact QuestCDN.com at 952-233-1632 or info@questcdn.com for assistance in free membership registration, downloading, and working with this digital project information.

Contractors desiring drawings, specifications, and related documents for the purpose of submitting a bid may secure them from the Engineers upon a non-refundable payment of \$50.00 for each set. **Mail orders for Drawings and Specifications, and orders for Drawings and Specifications will not be taken by the Town.**

Every bidder must apply to the Town Clerk at 1281 Hammond Road, Town of White Bear, for a Permit before conducting any subsurface investigation and such bidder shall be responsible to check with the utility companies concerning the location of any buried utility services.

No bid will be considered unless it is securely sealed in an envelope and filed with the Town Clerk prior to the time noted above for the closing of bids.

Each bid must be accompanied by a bid bond or cashier's check payable to White Bear Township in an amount not less than five percent (5%) of the total bid as a guarantee that the bidder, if successful, will enter into a contract with the Owner for the work described in the proposal. This deposit will be

returned to the bidder as provided by law. The deposits for the three lowest bidders will be retained by the Owner until the contract has been awarded and executed but not longer than sixty (60) days. No bid may be withdrawn for a period of sixty (60) days following the bid opening.

The Owner reserves the right to reject any or all bids, to waive informalities or to award the contract to the lowest responsible bidder, in the best interest of the Owner.

The Town Board will consider award of contracts at a regular meeting to be held on Monday, July 15, 2019 beginning at 7:00pm.

Patrick Christopherson, Town Clerk
Dated: June 17, 2019

Published two times in the White Bear Press on June 19 and 26, 2019.

**NOTICE OF MORTGAGE FORECLOSURE SALE
PUBLIC NOTICE**

YOU ARE NOTIFIED that default has occurred in the conditions of the following described Mortgage:

INFORMATION REGARDING MORTGAGE TO BE FORECLOSED
Date of Mortgage: March 24, 2011
Mortgagors: Mapleleaf Development, LLC, assumed by GFY Real Estate LLC by Mortgage Modification Agreement dated March 6, 2015, recorded March 17, 2015 as document no. A04547690 on the Office of the Ramsey County Recorder.
Mortgagees: Standard Insurance Company, an Oregon corporation.
Recording Information: Recorded on March 29, 2011, as Document Number 4273325 in the Office of the County Recorder of Ramsey County, Minnesota.

Assignments of Mortgage, if any: Assigned to Myth Investors, LLC, a California limited liability company by written assignment recorded on January 2, 2019, as Document Number A04741152 in the recording office stated in paragraph 4.
For additional assignments of Mortgage, provide the relevant information below.

INFORMATION REGARDING MORTGAGED PREMISES
Tax parcel identification number of the mortgaged premises: 0229 2222 0016 & 0229 2222 0017

Legal Description of the mortgaged premises: See attached Exhibit A. Check here if all or part of the described real property is Registered (Torrens)
The physical street address, city, and zip code of the mortgaged premises: 3090 Southlawn Drive, Maplewood, Minnesota 55109.

OTHER FORECLOSURE DATA
The person holding the Mortgage is not a transaction agent, as defined by Minn. Stat. 58.02, subd. 30.

The name(s) of the residential mortgage servicer and the lender or broker, as defined in Minn. Stat. 58.02, is/are: Not applicable.

If stated on the Mortgage, the name of the mortgage originator, as defined in Minn. Stat. 58.02 is: Not applicable.

INFORMATION REGARDING FORECLOSURE

The requisites of Minn. Stat. 580.02 have been satisfied.
The original principal amount secured by the Mortgage was: \$3,750,000.
At the date of this notice the amount due on the Mortgage, including taxes, if any, paid by the holder of the Mortgage, is: \$3,456,229.38.

Pursuant to the power of sale in the Mortgage, the Mortgage will be foreclosed, and the mortgaged premises will be sold by the Sheriff of Ramsey County, Minnesota, at public auction on July 26, 2019, 10:00 a.m. at Ramsey County Sheriff's Office, 25 West 4th St., Suite 150, Saint Paul, Minnesota 55102.

The time allowed by law for redemption by Mortgagor or Mortgagor's personal representatives or assigns is six months after the date of sale.

Minn. Stat. 580.04(b) provides, "If the real estate is an owner-occupied, single-family dwelling, the notice must also specify the date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under section 580.30 or the property redeemed under section 58.023." If this statute applies, the time to vacate the property is 11:59 p.m. on Not applicable.

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 PROPERLY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Name and address of Attorney for Mortgagee or Mortgage Assignee:
Mark Thieroff (#322404)
100 Washington Ave. S., Suite 1300
Minneapolis, MN 55401
Name or Mortgagee or Mortgage Assignee:
Myth Investors, LLC

EXHIBIT "A"

The land is situated in the City of Maplewood, County of Ramsey, State of Minnesota and is described as follows:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 29, RANGE 22, RAMSEY COUNTY, MINNESOTA LYING WEST OF LOT 3, BLOCK 1, MAPLEWOOD MALL ADDITION AND LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF LOT 6, SAID BLOCK 1; THENCE NORTH 46 DEGREES 08 MINUTES 30 SECONDS EAST, ASSUMED BEARING, ALONG THE NORTHWESTERLY LINE OF SAID LOT 6 A DISTANCE OF 47.32 FEET; THENCE NORTHEASTERLY 130.22 FEET ALONG SAID NORTHWESTERLY LINE ON A TANGENTIAL CURVE CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 5 DEGREES 10 MINUTES 06 SECONDS AND A RADIUS OF 1,443.54 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 44 SECONDS WEST 132.86 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 0 DEGREES 26 MINUTES 16 SECONDS WEST ALONG SAID WEST LINE 731.18 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE HEREIN DESCRIBED; THENCE SOUTH 89 DEGREES 32 MINUTES 06 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER 508.59 FEET TO THE WEST LINE OF SAID LOT 3 AND THERE TERMINATING.

EXCEPTING THEREFROM THE SOUTHERLY 190.85 FEET OF THE ABOVE DESCRIBED PROPERTY.

AND:
THE SOUTHERLY 190.85 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 29, RANGE 22, RAMSEY COUNTY, MINNESOTA LYING WEST OF LOT 3, BLOCK 1, MAPLEWOOD MALL ADDITION AND LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF LOT 6, SAID BLOCK 1; THENCE NORTH 46 DEGREES 08 MINUTES 30 SECONDS EAST, ASSUMED BEARING, ALONG THE NORTHWESTERLY LINE OF SAID LOT 6 A DISTANCE OF 47.32 FEET, THENCE NORTHEASTERLY 130.22 FEET ALONG SAID NORTHWESTERLY LINE ON A TANGENTIAL CURVE CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 5 DEGREES 10 MINUTES 06 SECONDS AND A RADIUS OF 1,443.54 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 44 SECONDS WEST 132.86 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 0 DEGREES 26 MINUTES 16 SECONDS WEST ALONG SAID WEST LINE 731.18 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE HEREIN DESCRIBED; THENCE SOUTH 89 DEGREES 32 MINUTES 06 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER 508.59 FEET TO THE WEST LINE OF SAID LOT 3 AND THERE TERMINATING.

ABSTRACT PROPERTY.
Published six times in the White Bear Press on June 19, 24, July 3, 10, 17 and 24, 2019.