

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: Barakah Mortgage
2. The street address of the principal place of business is or will be: 3940 N Ravenswood Ave., Chicago, IL 60613
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. Guaranteed Rate, Inc. 3940 N Ravenswood Ave., Chicago, IL 60613

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: August 25, 2025
Signed: Samuel Wolling

Published two times in the White Bear Press on September 3 and 10, 2025.

CITY OF MAHTOMEDI
ORDINANCE 2025-07

AN ORDINANCE AMENDING MAHTOMEDI CITY CODE CHAPTER 10 RELATED TO USE OF MOTORIZED VEHICLES IN CITY PARKS
THE CITY COUNCIL OF THE CITY OF MAHTOMEDI ORDAINS AS FOLLOWS:

Section One. Amendment. Chapter 10, Section 10.01 of the Mahtomedi City Code is hereby amended as follows. The deleted language is shown with ~~strikethrough~~ and the added language is shown underlined:

- 10.01 DEFINITIONS. The following words and phrases when used in this Chapter shall have the meaning respectively ascribed to them in this Section:
1. “Park” means any land or water area, and all facilities thereon, established, owned, or operated by the City of Mahtomedi as a public park, recreation area, trail system, beach, or access to lakes and streams.
 2. “Alcoholic Beverage” means any beverage containing more than one-half of one percent alcohol by volume, including all intoxicating liquor, 3.2 percent malt liquor and wine as defined in Minnesota Statutes Section 340A.101.
 3. “Wildlife” means all living creatures, not human, wild by nature, endowed with sensations and power of voluntary motion, including quadrupeds, mammals, birds, fish, amphibians, reptiles, crustaceans, and mollusks.
 4. “Park Visitor” means any person within a park.
 5. “Vehicle” and “Motor Vehicle” shall have the definitions given it ~~them~~ in Minnesota Statutes Chapter 169.
 6. ~~“Motor Vehicle” means every vehicle which is self-propelled. Motor vehicle does not include an electric personal assistive mobility device or a vehicle moved solely by human power.~~

Section Two. Amendment. Chapter 10, Section 10.09 of the Mahtomedi City Code is hereby amended as follows. The deleted language is shown with ~~strikethrough~~ and the added language is shown underlined:

- 10.09 VEHICLES.
It shall be unlawful for any person to:
1. ~~Operate any motor vehicle other than electric-powered wheelchairs and small electric carts operated by physically handicapped individuals within a park except upon roadways, parking areas or other designated locations therefore. Operate a motorized bicycle, off-highway motorcycle, or other motor vehicle on any City trail, in any City open space area, or in any other City park area. This shall not prohibit operation of such properly registered motorized vehicles by licensed or otherwise legal drivers in a City parking lot and on driveways into and out of a City park solely for ingress or egress purposes.~~
 2. Operate a motor vehicle within the park in violation of posted regulations, Minnesota Statutes Chapter 169, Minnesota Statutes Chapter 84, County and City traffic codes, or orders or directions of licensed peace officers traffic officers or park employees authorized to direct traffic.
 3. Park or leave a vehicle standing within a park except in a designated parking area. Any violation of this Section 10.09, 2., shall constitute a petty misdemeanor violation as defined by Chapter 1, Section 1.15, 2.
 4. Grease, change oil, or repair any vehicle in a park.

Passed in regular session of the City Council on September 2, 2025.

By: Jerene Rogers, City Clerk

Published one time in the White Bear Press on September 10, 2025.

CITY OF WHITE BEAR LAKE
NOTICE OF PUBLIC HEARING

Notice is hereby given that pursuant to MN Statute Chapter 103B, the Birch Lake Improvement District requests the White Bear Lake City Council to conduct a public hearing for a proposal to assess a service charge for 2026 operations to owners of property abutting Birch Lake within the City of White Bear Lake. The service charge will fund certain improvements or actions intended to improve the quality of Birch Lake. The total proposed service charge for calendar year 2026 for all properties within the district is \$24,231. Said total, if approved, will be divided equally among the total number of assessable parcels, which results in a \$390.82 service charge per parcel.

The Birch Lake Improvement District has submitted this amount to the City for assessment to individual properties. If you have questions or concerns regarding the purpose or use of the funds, those concerns need to be addressed to the Birch Lake Improvement Board Chairperson Steve Laliberte by e-mail at steve.laliberte@iproduction.com.

The public hearing is scheduled for Tuesday, September 23, 2025, beginning at 7:00 p.m. in the City Council Chambers located at 4701 Highway 61 and shall continue until all interested parties have been heard. Questions regarding the hearing of the proposed levy may be directed to Kerri Kindsvater, Finance Director, 4701 Highway 61 N., 651-429-8517. Written comments received prior to the hearing shall be read at the hearing. For further information on the public hearing process, please visit the City's website at www.whitebearlake.org/Engineering.

Published one time in the White Bear Press on September 10, 2025.

CITY OF WILLERNIE
WASHINGTON COUNTY, MINNESOTA
ORDINANCE TITLE 110 AND ORDINANCE 1004.130
ADMINISTRATIVE CITATIONS AND CIVIL PENALTIES
ORDINANCE AMENDMENTS

SUMMARY PUBLICATION. The following summary is approved by the City Council and shall be published in lieu of publishing the entire ordinance:

On August 20, 2025, the City Council of the City of Willernie adopted amendments to Willernie Code Title 110 and Ordinance 1004.130, Administrative Citiations and Civil Penalties.

The City seeks to modify its existing Title 110 and 104.130 to change the administrative citation appeal hearing officer role from an independent party to the City Council itself.

Copies of the amendments as adopted are on file with the City Clerk for inspection and general distribution during regular office hours or by standard or electronic mail.

Approved: August 25, 2025
BY ORDER OF THE CITY COUNCIL
Vickie Keating, City Clerk

Published one time in the White Bear Press on September 10, 2025.

STATE OF MINNESOTA, COUNTY OF RAMSEY
DISTRICT COURT, SECOND JUDICIAL DISTRICT
CASE TYPE: QUIET TITLE
COURT FILE NO. 62-CV-25-6988
SUMMONS

White Bear Lake Area Schools, Independent
School District No. 624,
Plaintiff,
v.

Lowell H. Long, Lorraine Long, and Harriet E. Oestreich; Also the unknown heirs of Lowell H. Long, Lorraine Long, and Harriet E. Oestreich, and all other persons unknown claiming any right, title, estate, interest, or lien in the real estate described in the complaint herein,

Defendants.

THIS SUMMONS IS DIRECTED TO: Lowell H. Long, Lorraine Long, and Harriet E. Oestreich, also the unknown heirs of Lowell H. Long, Lorraine Long, and Harriet E. Oestreich, and all other persons unknown claiming any right, title, estate, interest, or lien in the real estate described in the complaint herein.

1. YOU ARE BEING SUED. The Plaintiff has started a lawsuit against you. The Plaintiff's Complaint against you is attached to this Summons. 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 21 DAYS TO PROTECT YOUR RIGHTS. You must give or mail to the person who signed this Summons a **written response** called an Answer within 21 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:

Squires Waldspurger & Mace, P.A.
333 South Seventh Street, Suite 2800
Minneapolis, MN 55402

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 21 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 or 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.

COMPLAINT

Independent School District No. 624, White Bear Lake Area Schools, (the "District" or "Plaintiff"), as and for its Complaint against Lowell H. Long, Lorraine Long, and Harriet E. Oestreich, also the unknown heirs of Lowell H. Long, Lorraine Long, and Harriet E. Oestreich, and all other persons unknown claiming any right, title, estate, interest, or lien in the real estate described in the complaint herein ("Defendants"), states and alleges as follows:

PARTIES

1. The District is a political subdivision of the State of Minnesota, organized and existing pursuant to the Minnesota law, with all of the powers granted to it by law.
2. Defendant Lowell H. Long is one of the individuals who signed the May 20, 1958 quit claim deed granting the District with a perpetual easement for a public roadway on the South sixty-six (66) feet of the Southwest Quarter of the Southeast Quarter (SW of SE) of Section Eleven (11), Township Thirty (30), Range Twenty-two (22).
3. Defendant Lorraine Long is one of the individuals who signed the May 20, 1958 quit claim deed granting the District with a perpetual easement for a public roadway on the South sixty-six (66) feet of the Southwest Quarter of the Southeast Quarter (SW of SE) of Section Eleven (11), Township Thirty (30), Range Twenty-two (22).
4. Defendant Harriet E. Oestreich is one of the individuals who signed the May 20, 1958 quit claim deed granting the District with a perpetual easement for a public roadway on the South sixty-six (66) feet of the Southwest Quarter of the Southeast Quarter (SW of SE) of Section Eleven (11), Township Thirty (30), Range Twenty-two (22).
5. All other Defendants, including the unknown heirs of Lowell H. Long, Lorraine Long, and Harriet E. Oestreich, if any, are unknown to the District.

JURISDICTION AND VENUE

6. Jurisdiction is proper under Rule 4.04 subdivision (a) of the Minnesota Rules of Civil Procedure because the subject of this action is real property within the state upon which Defendants have interest and the relief demanded consists wholly in excluding Defendants from any such interest.

7. Venue is proper under Minnesota Statutes Section 542.02 because the property at issue is located in the County of Ramsey.

FACTUAL BACKGROUND

8. The District is in possession of the land located at 5045 Division Avenue, White Bear Lake, MN 55110 (the "Property" or "Parcel 37") and legally described as follows: The Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22, Ramsey County, Minnesota, EXCEPT North 330 feet of the West 660 feet, and EXCEPT the right-of-way of the Minneapolis, St. Paul and Sault St. Marie Railroad, also, EXCEPT the following
 - a. Commencing at the intersection of the Minneapolis, St. Paul and Sault St. Marie Railroad right-of-way and the East line of Bald Eagle Avenue, thence North along said East line of said Bald Eagle Avenue, 160 feet more or less; thence East 410 feet more or less, to the right-of way of the Minneapolis, St. Paul and Sault Ste. Marie railway; thence Southwesterly along said right-of-way to place of beginning, being part of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22.
 - b. The tract of land lying South of Lots 6 and 7, Block 16, Town of Bald Eagle, to the North line of the Minneapolis, St. Paul and Sault Ste. Marie Railway Company right-of-way, being in the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 20.
 - c. The South 66 feet of said Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22, Ramsey County, Minnesota.
 - d. The North 150 feet of the South 516 feet of the West 333 feet of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22.
 - e. Commencing at a point on the East line of said Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22, 285.11 feet South of the Northeast corner thereof, thence West at an angle of 90 degrees 30 feet to the place of beginning of the land to be described, thence continue West 578.00 feet to the Southerly line of right-of-way of the Minneapolis, St. Paul and Sault Ste. Marie

Railway, thence Northwesterly -of-way of the Minneapolis, St. Paul and Sault Ste. Marie Railway, thence Northeasterly on said Southerly line 629.80 feet to a point 30 feet West of the East line of said Southwest 1/4 of the Southeast 1/4 of Section 11, thence South 250.00 feet to the place of beginning.

9. For over fifteen continuous years, the District has maintained a public-school building located on the Property. See Declaration of Scott Arcand ¶ 3.
10. Currently, the Property is the site of White Bear Lake Area High School. See Declaration of Tim Wald ¶ 3.
11. There are three gaps in the District's legal title to Parcel 37. The three gaps are described below:
 - a. The District has a deed to the portion of land described as South 66 feet of said Southwest 1/4 of the Southeast 1/4 of Section 11, Township 30, Range 22, Ramsey County, Minnesota dated May 20, 1958 signed by Defendants Lowell H. Long, Lorraine Long, and Harriet E. Oestreich. See Exhibit 1; Exhibit 2. The District is unaware of any interest of this portion claimed by, or appearing of record to be claimed by, any Defendant.
 - b. The District is further unaware of any interest of this portion claimed by, or appearing of record to be claimed by, any Defendant to the portion of land legally described as that part of the East 180.00 feet of the Southeast Quarter of the Northwest Quarter of the Northeast Quarter of Section 14, Township 30, Range 22, Ramsey County, Minnesota, lying South the of the North 320.00 feet and North of the of the South 335.00 feet of said East 180.00 feet of the Southeast Quarter of the Northwest Quarter of the Northeast Quarter of Section 14. See Exhibit 3.
 - c. Finally, the District is unaware of any interest of this portion claimed by, or appearing of record to be claimed by, any Defendant to the portion of land legally described as that part of the North Half of the Southwest Quarter of the Northeast Quarter of Section 14, Township 30, Range 22, Ramsey County, Minnesota, lying South of the North 358.75 feet, of said North Half of the Southwest Quarter of the Northeast Quarter and lying North of the South 300.00 feet thereof lying West of Murray's Second Addition to White Bear Lake, Ramsey County, Minnesota. Together with that part lying East of the West 924.00 feet thereof and lying West of said Murray's Second Addition to White Bear Lake. See Exhibit 4.

STATEMENT OF CLAIM: ACTION TO DETERMINE ADVERSE CLAIMS

12. For over fifteen continuous years, the District has had actual, open, hostile, continuous, and exclusive possession of the Property. Specifically, the District has operated the White Bear Lake Area High School on the Property.

13. The District is unaware of any Defendants claiming any right, title, interest, estate, or lien in or upon the Property, or any part thereof.

14. The District should be determined to be the owner of the Property by virtue of adverse possession. *See Ehle v. Prosser*, 293 Minn. 183, 189, 197 N.W.2d 458, 462 (1972); Minn. Stat. § 541.02.

WHEREFORE, the District prays for the following relief:

1. For a judgment pursuant to Minnesota Statutes Section 559.01 determining that it has legal title to and is in possession of the entirety of Parcel 37 by virtue of adverse possession and that the Defendants herein have no estate or interest therein or lien thereon adverse to the interest to the District's possession of the Property, and for costs and disbursements herein.
2. For such other relief as the Court deems just and equitable.

SQUIRES, WALDSPURGER, & MACE P.A.

Date: August 25, 2025

/s/ Jay Squires

Jay T. Squires, Atty. No. 204699

Molly M. Fischl, Atty. No. 402964

333 South Seventh Street, Suite 2800

Minneapolis, MN 55402

Telephone: 612-436-4300

E-mail: jay.squires@raswlaw.com, molly.fischl@raswlaw.com

ATTORNEYS FOR INDEPENDENT SCHOOL DISTRICT NO. 624

Published three times in the White Bear Press on September 3, 10 and 17, 2025.

STATE OF MINNESOTA, COUNTY OF RAMSEY
DISTRICT COURT, SECOND JUDICIAL DISTRICT
PROBATE COURT DIVISION

COURT FILE NO. 62-PR-25-734

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

In re the Estate of:

Thomas Kubitschek, a/k/a

Thomas Adrian Kubitschek,

Decedent.

NOTICE is given that on Friday, October 17, 2025, from 2:00 p.m. until 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 Daniel Kubitschek, whose address in 10690 Inwood Ave. N., Mahtomedi 55115, 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 administrator 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.

BY THE COURT:

Michael F. Upton, District Court Administrator

BY: Elizabeth Girling, Deputy Court Administrator

Date: August 18, 2025

Petitioner is a Self-Represented Litigant:

Daniel Kubitschek

10690 Inwood Ave N.,

Mahtomedi, MN 55115

Published two times in the White Bear Press on September 10 and 17, 2025.

VADNAIS LAKE AREA WATER MANAGEMENT
ORGANIZATION (VLAWMO)

REQUEST FOR PROPOSAL: AUDIT SERVICES.

The Vadnaís Lake Area Water Management Organization (VLAWMO) is requesting proposals from qualified firms of certified public accounts for audit of its financial statements for fiscal years ending December 31, 2025 and 2026. VLAWMO will select a firm based on experience, capacity, billing rate, familiarity with VLAWMO financial systems, responsiveness and the other evaluation criteria listed in the RFP. A full copy of the RFP is available on the VLAWMO website at <https://www.vlawmo.org/news/>

Please submit proposals electronically via PDF by 4:00 PM on Thursday September 25, 2025 to phil.belfiori@vlawmo.org. Questions should be addressed to Phil Belfiori, Administrator, by email. Both questions and proposals: phil.belfiori@vlawmo.org. 651-204-6073.

Published two times in the White Bear Press on September 10 and 17, 2025.

CITY OF MAHTOMEDI

WASHINGTON COUNTY, MINNESOTA

NOTICE OF PUBLIC HEARING ON PROPOSED SPECIAL ASSESSMENTS
2025 STREET AND UTILITY IMPROVEMENT PROJECT

TO WHOM IT MAY CONCERN:

Notice is hereby given that the City Council of Mahtomedi, Minnesota, will hold a public hearing at 7:00 p.m. on Tuesday, October 7, 2025, in the Mahtomedi City Hall Council Chambers, 600 Stillwater Road, Mahtomedi, MN, to consider, pass upon, adopt and levy the proposed special assessments for improvements as follows. At the hearing, the City Council may adopt the proposed assessments

2025 STREET AND UTILITY IMPROVEMENT PROJECTS

GENERAL NATURE OF IMPROVEMENTS:

This project includes roadway rehabilitation, watermain and miscellaneous storm sewer improvements to Briarwood Avenue from Quail Street to Hallam Avenue.

AREA PROPOSED TO BE ASSESSED:

The area proposed to be specially assessed is generally described as properties abutting or with direct access to streets within the project area. Said area proposed to be assessed includes the property tax parcels listed below in the following proposed assessment roll:

PID	OWNER	OWNER ADDRESS	CITY/STATE	ZIP CODE	TOTAL ASSESSMENT
MAP 1					
2003021130054	CAROL KREY	PO BOX 10890	WHITE BEAR LAKE, MN	55110	\$3,163.00
2003021130060	BERGLUND COLLEEN M	4959 128TH ST N	HUGO, MN	55038	\$6,326.00
2003021130059	HARREN KYLE J	223 BRIARWOOD AVE	MAHTOMEDI, MN	55115	\$6,326.00
2003021130069	COLE ALLISON R & CHRISTOPHER MROSLA	221 BRIARWOOD AVE	MAHTOMEDI, MN	55115	\$6,326.00
2003021130068	PARNELL DANIEL B	219 BRIARWOOD AVE	MAHTOMEDI, MN	55115	\$6,326.00
2003021130063	MELANDER HARRY ETAL	824 PARK AVE	MAHTOMEDI, MN	55115	\$6,326.00
2003021130062	KOEHLER GARY F	1400 HARMONY DR	MAHTOMEDI, MN	55115	\$3,163.00
2003021130079	TEIG ERIK	1401 HARMONY DR	MAHTOMEDI, MN	55115	
2003021210041	WILDWOOD BAY HOA	PO BOX 10921	WILLERNIE, MN	55090	
2003021210042	WILDWOOD BAY PARTNERSHIP	PO BOX 10921	WHITE BEAR LAKE, MN	55110	
2003021210035	HOGAN JULIE C	38 BRIARWOOD AVE	MAHTOMEDI, MN	55115	\$6,326.00
2003021210034	HOGAN JULIE C	38 BRIARWOOD AVE	MAHTOMEDI, MN	55115	\$3,163.00
2003021210049	MAHTOMEDI PROPERTY HOLDINGS LLC	550 MAIN ST # 230	NEW BRIGHTON, MN	55112	
2003021130071	CITY OF MAHTOMEDI	600 STILLWATER RD	MAHTOMEDI, MN	55115	

TOTAL AMOUNT OF PROPOSED ASSESSMENT:

The project costs for 2025 Street and Utility Improvement Project were \$469,400. The total amount of the proposed assessments is approximately 10.1% thereof, namely, the sum of \$47,455. The proposed assessments of \$47,455 are proposed to be levied on the buildable tax parcels either abutting or served by the improvements. Each buildable tax parcel abutting or served by the improvements is proposed to be assessed an amount as calculated pursuant to the City's assessment policy, as established pursuant to the City's fee schedule, and/or pursuant to a municipal improvement benefit study performed by a professional appraisal consultant engaged by the City.

ASSESSMENT ROLL AVAILABLE FOR INSPECTION:

The proposed Assessment Roll is now on file with the City Clerk and is open for public inspection at City Hall located at 600 Stillwater Road, Mahtomedi, Minnesota. The proposed Assessment Roll is being mailed to all the above identified record owners of the parcels proposed to be assessed. The proposed Assessment Roll will also be available for examination at the hearing.

OBJECTIONS AND APPEALS:

Written and oral objections will be considered at the hearing. Minnesota Statutes § 429.061 states that no appeal may be taken as to the amount of the assessment unless a written objection, signed by the affected property owner, is filed with the municipal clerk prior to the assessment hearing or presented to the presiding officer at the hearing. An owner may appeal an assessment to the District Court pursuant to Minnesota Statutes, § 429.081, by serving notice of appeal upon the Mayor or the City Clerk 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 the City Clerk.

SENIOR CITIZENS DEFERMENT:

Under Minnesota Statutes, § 435.193 to § 435.195, the Mahtomedi City Council may, in its discretion, defer the payment of these special assessments for any homestead property owned by a person 65 years of age or older for whom it would be a hardship to make the payments. When deferment of the special assessments has been granted and is terminated for any reason provided by law, all amounts accumulated, plus applicable interest, become due. Any assessed property owner meeting the requirements of this law may apply to the City Clerk on the prescribed form for such deferral or payments of these special assessments. If you qualify and wish a deferment, contact the City Clerk.

AUTHORITY TO SPECIALLY ASSESS:

The proposed assessments are to be levied pursuant to Minnesota Statutes, Chapter 429. The improvements are proposed to be assessed against the buildable tax parcels abutting or served by the improvements. The areas, parcels, lots and pieces or property, as specifically described herein, are subject to said assessments. The amounts set forth in this Notice are the proposed assessments. The City Council may levy and adopt special assessments that are the same or different than the proposed amounts.

PAYMENT OF SPECIAL ASSESSMENTS:

Once the special assessments are levied and adopted, the special assessments will be certified to the Washington County Auditor to be extended on the property tax lists for collection with real estate taxes. Prior to this certification, however, the property owner may prepay the entire amount of the assessments without any interest thereon provided the prepayment is received by November 7, 2025. If the property owner wishes to prepay the special assessments without any interest, then such payment must be made to the City of Mahtomedi at the Mahtomedi City Hall at 600 Stillwater Road, Mahtomedi, Minnesota, 55115. Partial pre-payment of the special assessment is not presently allowed under the City Ordinances; the prepayment, without interest, must be for the entire amount of the special assessments.

If prepayment is not received by November 7th, 2025, then:

The total principal amount of the special assessments will be divided into an equal number of annual installments. The proposed number of annual installments is ten (10), the number of annual installments will be decided by the City Council when the special assessments are levied.

The principal amount of the special assessments shall bear interest at the rate determined by the City Council when the special assessments are levied. The proposed interest rate is three and thirty-two-hundredths percent (3.32%).

Interest begins to accrue from and after October 7, 2025.

The annual principal installments, together with interest accrued on the unpaid balance, are due and payable together with real estate taxes.

Interest on the entire special assessments, from October 7, 2025, to December 31st of the year in which the first installment is payable, is added to the first principal installment. The first installment will be due and payable in 2026.

If in the future the property owner wishes to pay off the remaining balance of the assessments, then Minnesota Statutes, § 429.061, Subd. 3, provides that such payment be made to the City Treasurer (in Mahtomedi, the City Treasurer is the City Administrator), together with interest accrued to December 31st of the year in which payment is made as long as payment is made prior to November 15th, if the payoff occurs after November 15th, then interest for the next year is also added.

If the adopted special assessments differ from the proposed assessments as to any particular lot, piece or parcel of land, then the City will mail to the owner a notice stating the amount of the adopted assessments. Owners will also be notified, by mail, if the City Council adopts any changes in the interest rate or prepayment requirements from those contained in this NOTICE OF HEARING.

Jerene Rogers, City Clerk

MAIL: On or about September 10, 2025

Published one time in the White Bear Press on September 10, 2025.

STATE OF MINNESOTA, COUNTY OF RAMSEY, DISTRICT COURT,
SECOND JUDICIAL DISTRICT, PROBATE COURT DIVISION

COURT FILE NO. 62-PR-25-765

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

In re the Estate of:

Alice Kay Dalager,

Decedent.

NOTICE is given that on **Wednesday, October 29, 2025, from 1:15 p.m. until 1:30 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 June 15, 2025 ("Will"), and for the appointment of Nissa Parmar, whose address is 1678 Hague Avenue, St. Paul, MN 55104, as personal representative of the Estate of the Decedent in a supervised administration.

Information on how to participate in the remote hearing can be obtained by calling the Court at 651-286-8145.

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 administrator 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.

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:

Michael F. Upton, Court Administrator

BY: Elizabeth Girling, Deputy Court Administrator

Date: August 29, 2025

Petitioner is a Self-Represented Litigant:

Nissa Parmar

1678 Hague Avenue

St. Paul, MN 55104

Published one time in the White Bear Press on September 1- and 17, 2025.