

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

COURT FILE NO. 62-PR-24-954

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

In the Matter of the Estate of
Paul F. Miller,
Deceased.

IT IS ORDERED AND NOTICE is given that on Wednesday, March 26, 2025, at 1:30 P.M., a hearing will be held for the formal probate of an instrument purporting to be the Will of the Decedent, dated March 23, 2023, under Minn. Stat. § 524.2-513, ("Will") and for the appointment of Molly Miller, whose address is 100 Rio Vista Pl., Santa Fe, NM 87501, 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. 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.

IT IS FURTHER ORDERED that notice shall be given by publishing this 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.

Information on how to participate in the remote hearing can be obtained by calling the Court at 651-266-8145.

BY THE COURT

Michael Upton, Court Administrator

By: Elizabeth Girling, Deputy Court Administrator

Date: January 22, 2025

Attorney for Petitioner:

Thomas Stanton, Klemp & Stanton

Attorney License No.: 0505677

2295 Waters Drive, Mendota Heights, MN 55120

tps@klemp-stanton.com; 651-310-1400

Published two times in the Vadnais Heights Press on February 19 and 26, 2025.

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

COURT FILE NO. 62-PR-25-24

CASE TYPE: INFORMAL PROBATE

**NOTICE OF INFORMAL PROBATE OF WILL AND APPOINTMENT OF
PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS**

In re the Estate of

Craig Frank Lipinski, a/k/a Craig F. Lipinski,

Decedent

Notice is hereby given that an Amended Application filed on February 5, 2025 for informal probate of the above-named Decedent's Last Will dated January 7, 2019 ("Will") has been filed with the Probate Registrar, and the Amended Application has been granted.

Notice is also given that the Probate Registrar has informally appointed the following: Jonathan C. Lipinski, 75 Robinson Drive, Lino Lakes MN 55014 as personal representative of the Estate of the Decedent. Any heir, devisee or other interested person may be entitled to appointment as personal representative, or may object to the appointment of the personal representative. Unless objections are filed pursuant to Minn. Stat. § 524.3-607, and the court otherwise orders, the personal representative has full power to administer the Estate, including, after 30 days from the date of issuance of letters, the power to sell, encumber, lease or distribute real estate.

Any objections to the probate of the Will, or to the appointment of the personal representative, must be filed with this court, and will be heard by the court after the filing of an appropriate petition and proper notice of hearing.

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

Laura J. Stevens, Probate Registrar

Michael F. Upton, Court Administrator

Date: February 11, 2025

Attorney for Personal Representative

Thomas Pierce Stanton

Attorney License No.: 505677

Klemp & Stanton

2295 Waters Drive

Mendota Heights MN 55120

Telephone: 651-226-1622

E-Mail: tps@klemp-stanton.com

Published two times in the Vadnais Heights Press on February 19 and 26, 2025.

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

COURT FILE NO. 62-PR-25-55

**NOTICE OF INFORMAL PROBATE OF WILL AND APPOINTMENT OF
PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS**

In re the Estate of

Constance J Launderville, a/k/a Constance Jean Launderville,

Decedent

TO ALL INTERESTED PERSONS AND CREDITORS:

Notice is hereby given that an Amended Application filed on February 10, 2025 for informal probate of the above-named Decedent's Last Will dated May 17, 1973 and Codicil dated June 21, 2016 ("Will") have been filed with the Probate Registrar, and the application has been granted.

Notice is also given that the Probate Registrar has informally appointed the following Self-Represented Litigant: John Launderville, 411 Saint Croix Avenue West, Stillwater MN 55082, as personal representative of the Estate of the Decedent. Any heir, devisee or other interested person may be entitled to appointment as personal representative or may object to the appointment of the personal representative. Unless objections are filed pursuant to Minn. Stat. § 524.3-607, and the court otherwise orders, the personal representative has full power to administer the Estate, including, after 30 days from the date of issuance of letters, the power to sell, encumber, lease or distribute real estate.

Any objections to the probate of the Will, or to the appointment of the personal representative, must be filed with this court, and will be heard by the court after the filing of an appropriate petition and proper notice of hearing.

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

Laura J. Stevens, Probate Registrar

Michael F. Upton, Court Administrator

Date: February 10, 2025

Published two times in the Vadnais Heights Press on February 19 and 26, 2025.

NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE: February 4, 2022

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$1,010,200.00

MORTGAGOR(S): GreenHalo Builds, LLC, a Minnesota limited liability company

MORTGAGEE: Lake Elmo Bank, a banking corporation

DATE AND PLACE OF RECORDING:

Recorded: February 24, 2022 Ramsey County Registrar of Titles

Document No. T02726766

ASSIGNMENT OF MORTGAGE:

Assigned to: DRB #24, LLC, a Minnesota limited liability company

Recorded: November 30, 2023 Ramsey County Registrar of Titles

Document No. T02674878

COUNTY IN WHICH PROPERTY IS LOCATED: Ramsey

Property Address: 3550 Rooney Place North, White Bear Lake, MN 55110

Tax Parcel ID Number: 35302220119

LEGAL DESCRIPTION OF PROPERTY: Lot 9, Block 1, Rooney 2nd

Addition, Ramsey County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF THIS

NOTICE: \$530,272.88

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

PURSUANT to the power of sale contained in said mortgage, the above-described property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE: February 15, 2024 at 10:00 a.m.

PLACE OF SALE: 25 W. 4th Street, Suite 150, St. Paul, MN 55102

To pay the debt secured by this mortgage and taxes, if any, on said premises and the costs and disbursements, including attorney's fees allowed by law, subject to redemption within six (5) months from the date of said sale by mortgagor(s), their personal representatives or assigns.

If the Mortgage is not reinstated under Minn. Stat. § 580.30 or the property is not redeemed under Minn. Stat. § 580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on August 15, 2024, or the next business day if August 15, 2024 falls on a Saturday, Sunday or legal holiday.

Mortgagor(s) released from financial obligation: GreenHalo Builds, LLC

**THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING
TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED
FOR THAT PURPOSE.**

THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE
ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT
AFFECTED BY THIS ACTION.

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 MINN. STAT. § 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: February 13, 2024

ASSIGNEE OF MORTGAGEE: DRB #24, LLC, a Minnesota limited liability

company

Thomas H. Olive Law, P.A.

Attorneys for Assignee of Mortgagee

5270 W. 84th Street, Suite 255

Bloomington, MN 55437

(952) 831-0733

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above-referenced sale scheduled for February 15, 2024, at 10:00 a.m. has been postponed to April 18, 2024, at 10:00 a.m. at 360 Wabasha Street North, Suite 111, St. Paul, MN 55102.

DATED: February 13, 2024

ASSIGNEE OF MORTGAGEE: DRB #24, LLC, a Minnesota limited liability

company

Thomas H. Olive Law, P.A.

Attorneys for Assignee of Mortgagee

5270 W. 84th Street, Suite 255

Bloomington, MN 55437

(952) 831-0733

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above-referenced sale scheduled for April 18, 2024, at 10:00 a.m. has been postponed to July 18, 2024, at 10:00 a.m. at 360 Wabasha Street North, Suite 111, St. Paul, MN 55102.

DATED: April 15, 2024

ASSIGNEE OF MORTGAGEE: DRB #24, LLC, a Minnesota limited liability

company

Thomas H. Olive Law, P.A.

Attorneys for Assignee of Mortgagee

5270 W. 84th Street, Suite 255

Bloomington, MN 55437

(952) 831-0733

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above-referenced sale scheduled for April 18, 2024, at 10:00 a.m. has been postponed to October 17, 2024, at 10:00 a.m. at 360 Wabasha Street North, Suite 111, St. Paul, MN 55102.

DATED: April 15, 2024

ASSIGNEE OF MORTGAGEE: DRB #24, LLC, a Minnesota limited liability

company

Thomas H. Olive Law, P.A.

Attorneys for Assignee of Mortgagee

5270 W. 84th Street, Suite 255

Bloomington, MN 55437

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Published one time in the Vadnais Heights Press on February 26, 2025.

**RAMSEY COUNTY, MINNESOTA
OFFICE OF THE COUNTY MANAGER
ST. PAUL, MINNESOTA
BOARD OF COMMISSIONERS MINUTES
FEBRUARY 11, 2025**

The Ramsey County Board of Commissioners met in regular session at 9:02 a.m. with the following members present: Jebens-Singh, Miller, Moran, Xiong and Chair Ortega. Commissioner McGuire was absent. Also present were Ling Becker, County Manager, and Jada Lewis, Civil Division Director, Ramsey County Attorney's Office.

AGENDA of February 11, 2025 was presented for approval. Motion by

Jebens-Singh, seconded by Moran. Unanimously approved.

MINUTES of February 4, 2025 were presented for approval. Motion by

Moran, seconded by Xiong. Unanimously approved.

LAND ACKNOWLEDGEMENT Read by Commissioner Xiong.

ADMINISTRATIVE ITEMS

County Assessor's Office – Property Tax Abatement. Motion by Xiong,

seconded by Miller. Unanimously approved. (B2025-033)

Workforce Solutions – License Agreement with the State of Minnesota

Department of Administration for Rental Space at Metro Square Building.

Motion by Xiong, seconded by Miller. Unanimously approved. (B2025-034)

Parks & Recreation – Amendment to the Agreement with Saint Paul Figure

Skating Club for Ice Rental. Motion by Xiong, seconded by Miller. Unanimously

approved. (B2025-035)

Board of Commissioners – Settlement Agreement in Patricia Juave vs. Ramsey County (Court File No. 62-cv-24-5385). Motion by Xiong, seconded by Miller. Unanimously approved. (B2025-036)

Finance – 2025 Capital Improvement Program Bond Series 2025A – Awarding Sale. Motion by Jebens-Singh, seconded by Xiong. Unanimously approved. (B2025-037)

PRESENTATION