

**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: Keystep Financial
2. The street address of the principal place of business is or will be: 1100 SATELLITE BLVD NW SUWANEE GA 30024
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.

Xpert Home Lending, Inc.  
1100 SATELLITE BLVD NW SUWANEE GA 30024

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: Alex Budd

*Published two times in the Vadnais Heights Press on September 3 and 10, 2025.*

**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: Thread Tax Service
2. The street address of the principal place of business is or will be: 1861 JULIET AVE, SAINT PAUL MN 55105
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.

Paul Fox LLC  
1861 JULIET AVE, SAINT PAUL MN 55105

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 19, 2025  
Signed: Paul Fox

*Published two times in the Vadnais Heights Press on August 27 and September 3, 2025.*

**NOTICE OF CANCELLATION OF  
CONTRACT FOR DEED**

YOU ARE NOTIFIED:

1. Default has occurred in the Contract for Deed ("Contract") dated 2-1-2023 and recorded on 7-9-2025, as Document Number 5071323, in the Office of the County Recorder of Ramsey County, Minnesota in which DeL Co LIMITED PARTNERSHIP, a Minnesota Limited PARTNERSHIP as seller, sold to Anthony Tremaine Green as purchaser, the real property in Ramsey County, Minnesota, described as follows:

- Legal description: Lot 4 Block 2, E.M. Mackubin's 2nd Addition to the City of St. Paul, according to the recorded plat thereof
- Property address: 864 Jenks Ave, St. Paul, MN 55106

2. The default is as follows:

Failure to pay Feb. 2025 balance of Contract for Deed payment of \$405, includes \$100 late fee. Failure to pay Contract for Deed monthly payments of \$1,966 (includes \$100 late fee) for March, April, May, June, July 2025; and \$1,866 for Aug. 2025. Admin Fee: \$230.02. TOTAL OWED THROUGH AUGUST 2025 IS \$12,331.02. PARTIAL PAYMENTS WILL NOT BE ACCEPTED. MUST BE MADE CURRENT AT THE POINT OF REDEMPTION. Also due 90 days from date of publication: Publication fee \$702, Aug. 2025 \$100 late fee & September, Oct. & Nov. 2025 Contract for Deed monthly payments of \$1,966, includes \$100 late fee per month.

3. N/A

4. The conditions contained in Minn Stat. 559.209 have been compiled with or are not applicable.

5. 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 THE FIRST DATE OF PUBLICATION OF THIS NOTICE**. 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.) \$ \_\_\_\_\_ 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 CONTRACTS, PURCHASE AGREEMENTS, AND EXERCISED OPTIONS, EXECUTED ON OR AFTER AUGUST 1, 1985, \$230.02 (WHICH IS TWO PERCENT 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 PRIOD 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 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.

6. The name, mailing address, street address or location and telephone number of the seller or of an attorney authorized by the seller to accept payments pursuant to this notice is:  
Name: Chad Lemmons of Kelly and Lemmons, P.A., Attorney for Seller  
Mailing Address: 2350 Wycliff St., # 200, St. Paul, MN 55114  
Street Address or Location where the Seller or the Attorney will accept payment pursuant to the notice: DeLisle Company, 1146 Rice St., St. Paul, MN 55117  
Telephone: (651) 488-0561  
This person is authorized to receive the payments from you under this notice.

*Published three times in the Vadnais Heights Press on August 27, September 3 and 10, 2025.*

**RAMSEY COUNTY, MINNESOTA  
OFFICE OF THE COUNTY MANAGER  
ST. PAUL, MINNESOTA  
BOARD OF COMMISSIONERS MINUTES  
AUGUST 19, 2025**

The Ramsey County Board of Commissioners met in regular session at 9:04 a.m. with the following members present: Jebens-Singh, McGuire, Miller, Moran, Xiong and Chair Ortega. Commissioner McMurtrey was excused. Also present were Ling Becker, County Manager, and Jada Lewis, Civil Division Director, Ramsey County Attorney's Office.

AGENDA of August 19, 2025 was presented for approval. Motion by Xiong, seconded by Miller. Unanimously approved.

MINUTES of August 12, 2025 were presented for approval. Motion by Xiong, seconded by Moran. Unanimously approved.

LAND ACKNOWLEDGEMENT Read by Commissioner Xiong.

**ADMINISTRATIVE ITEMS**

Board of Commissioners – Appointments to the Capitol Region Watershed District Board of Managers. Motion by Xiong, seconded by Miller. Unanimously approved. (B2025-155)

Parks & Recreation – Appointment to the Parks and Recreation Commission. Motion by Xiong, seconded by Miller. Unanimously approved. (B2025-156)

Parks & Recreation – Sanitary Sewer Pipeline Right of Entry Agreement, Temporary Easement, Amendment to Permanent Easement with the Metropolitan Council for Access to Keller Lake Regional Park. Motion by Xiong, seconded by Miller. Unanimously approved. (B2025-157)

Public Works – Revoke County Road 94/South Shore Boulevard and revert to White Bear Township. Motion by Jebens-Singh, seconded by Miller. This item was tabled.

Finance – Appointments to the Capital Improvement Program Advisory Committee. Motion by Xiong, seconded by Jebens-Singh. Unanimously approved. (B2025-158)

Housing Stability – Grant Award for the Family Homeless Prevention and Assistance Program. Motion by Xiong, seconded by Miller. Unanimously approved. (B2025-159)

**PRESENTATION**

County Manager's Office – County Funding Streams. For information and discussion only. 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 10:38 a.m.

*Published one time in the Vadnais Heights Press on September 3, 2025.*

**STATE OF MINNESOTA, COUNTY OF MCLEOD  
JUVENILE COURT DIVISION  
FIRST JUDICIAL DISTRICT  
COURT FILE NUMBER: 43-JV-25-41  
SUMMONS AND NOTICE**

**In the Matter of the Welfare of the Children of: Sabrina Nadean Badboy and All Possible Fathers**

**TO: DEMETRIUS BENI and ALL POSSIBLE FATHERS**

An Amended Petition to Terminate Parental Rights was filed on August 12, 2025, with Court Administration located at the McLeod County District Court, 830 11<sup>th</sup> ST. E. Glencoe, Minnesota 55336, seeking to permanently sever the parental rights of the above-named parents. Notice is hereby given that the matter of said Petition to Terminate Parental Rights will be called for an **Admit/Deny Permanency Petition Hearing on October 13, 2025, at 9:30 a.m. before the McLeod County District Court located at 830 11<sup>th</sup> ST. E. Glencoe, Minnesota 55336.**

**YOU ARE HEREBY SUMMONED AND REQUIRED TO APPEAR BEFORE THE COURT AT THE SCHEDULED TIME AND DATE** where a hearing regarding the Petition and the best interests of the child will be held. You have the right to be represented by counsel. If you fail to appear at the hearing, the Court may still conduct the hearing in your absence and the hearing may result in the Court granting the relief requested in the Petition by default which may include:

- (1) the parent's parental rights being permanently severed pursuant to a termination of parental rights petition;
- (2) permanent transfer of the child's legal and physical custody to a relative;
- (3) a finding that the statutory grounds set forth in the petition have been proved; and
- (4) and order granting the relief requested.

You may obtain a copy of the Petition and a statement of your rights and responsibilities from the McLeod County Court Administrator's Office. It is your responsibility to immediately notify the Court Administrator if your address changes. If you have any questions about this hearing or if you need further information, please contact McLeod County Court Administration.

Dated: August 14, 2025

By: Karen Mesner, Court Administrator  
830 11<sup>th</sup> St. E., Glencoe, MN 55336  
(320) 864-1281

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**STATE OF MINNESOTA, COUNTY OF RAMSEY  
DISTRICT COURT, SECOND JUDICIAL DISTRICT  
PROBATE COURT DIVISION  
COURT FILE NO. 62-PR-25-710  
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:**

**Karen Patricia Kroona,  
Decedent.**

**NOTICE** is given that on **Wednesday, October 15, 2025, from 1:15 p.m. until 1:30 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 Robert D. Wright, whose address is 648 Cleveland Avenue Southwest, New Brighton, Minnesota, 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 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  
Date: August 7, 2025  
BY: Elizabeth Girling, Deputy Court Administrator

**Attorney for Petitioner:**

Melanie Boes, Esq. (#033599X)  
Pluto Boes Legal  
2633 Innsbruck Drive, Suite A, New Brighton, MN 55112  
mboes@plutoboeslegal.com; Phone: (612) 787-7820; Fax: (507) 247-5868  
*Published two times in the Vadnais Heights Press on August 27 and September 3, 2025.*

**STATE OF MINNESOTA, COUNTY OF RAMSEY  
DISTRICT COURT, SECOND JUDICIAL DISTRICT  
COURT FILE NO. 62-PR-25-643  
CASE TYPE: INFORMAL PROBATE  
NOTICE OF INFORMAL PROBATE OF WILL AND APPOINTMENT OF  
PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS**

**In re the Estate of**

**Alice Jo Sirbasco,  
Decedent**

**TO ALL INTERESTED PERSONS AND CREDITORS**

Notice is hereby given that an Amended Application filed on August 12, 2025 for informal probate of the above-named Decedent's Last Will dated November 22, 2022 ("Will") has been filed with the Court, and the Amended

Application has been granted.

Notice is also given that the Probate Registrar has informally appointed the following: Kristin Jo Filstrup, 12427 Pierce Street NE, Blaine, MN 55434, 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 (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: August 13, 2025

**Attorney for Personal Representative**

CATHERINE RUTH KLANCHER, Attorney License No.: 391731

Cummins & Bonestroo Law Office PLLC

2251 Tower Drive West, Suite 100, Stillwater, MN 55082

Telephone: 651-328-8675; E-Mail: cklancher@cblawoffices.com

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**STATE OF MINNESOTA, COUNTY OF RAMSEY  
DISTRICT COURT, SECOND JUDICIAL DISTRICT  
PROBATE COURT DIVISION  
COURT FILE NO. 62-PR-25-707  
NOTICE OF REMOTE HEARING ON PETITION FOR FORMAL  
PROBATE OF WILL, APPOINTMENT OF PERSONAL REPRESENTATIVE  
AND NOTICE TO CREDITORS**

**In re the Estate of:**

**Estate of John R. Schwarz, a/k/a John Randall Schwarz,  
Decedent.**

**NOTICE** is given that on **Wednesday, October 22, 2025 from 1:30 p.m. until 1:45 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 January 1, 2025 ("Will"), and for the appointment of Sara Groden, whose address is 401 East Street, Walpole, MA 02081, 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:**

Michael F. Upton, Court Administrator

BY: Benjamin Linker, Deputy Court Administrator

Date: August 15, 2025

**Petitioner is a Self-Represented Litigant:**

Sara Groden

401 East Street, Walpole, MA 02081

*Published two times in the Vadnais Heights Press on August 27 and September 3, 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](https://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](mailto: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-PUBW30406-MM**

**OPENING DATE: OCTOBER 2, 2025**

**PROJECT DESCRIPTION:** RAMSEY COUNTY, THROUGH THE PUBLIC WORKS DEPARTMENT, SEEKS A CONTRACTOR FOR THE JACKSON STREET BRIDGE REHABILITATION CONSTRUCTION PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO INSTALLATION OF PIER ARCH SUPPORT AND COLUMN REPAIR. THE BRIDGE IS CLOSED UNTIL REPAIRS ARE MADE.

**SOLICITATION: RFB-PRMG34545-KB**

**OPENING DATE: OCTOBER 2, 2025**

**PROJECT DESCRIPTION:** RAMSEY COUNTY THROUGH THE PROPERTY MANAGEMENT DEPARTMENT, SEEKS A PRIME CONTRACTOR TO PROVIDE ALL SUPPLIES, EQUIPMENT, MATERIAL, LABOR, AND INCIDENTALS FOR THE LANDMARK CENTER SIDEWALK REPLACEMENT PROJECT, LOCATED AT 75 FIFTH STREET WEST, ST. PAUL, MN.

**PRE-SOLICITATION RESPONSE CONFERENCE:** LANDMARK CENTER LOBBY, 75 W 5TH STREET, ST PAUL MN 55102 SEPTEMBER 18, 2025, 8:00AM CST

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**RAMSEY COUNTY, MINNESOTA  
OFFICE OF THE COUNTY MANAGER  
ST. PAUL, MINNESOTA  
BOARD OF COMMISSIONERS  
PUBLIC HEARING NOTICE**

NOTICE IS HEREBY GIVEN that the Ramsey County Board of Commissioners will hold a public hearing at 5:00 p.m., or as soon thereafter as possible, on Monday, September 22, 2025, in the Council Chambers, third floor of Saint Paul City Hall – Ramsey County Courthouse (15 West Kellogg Boulevard, Saint Paul, MN 55102).

This public hearing will be conducted in order to afford the public an opportunity to comment on the proposed 2026-2027 budget. Complete detail about the proposed 2026-2027 budget be found on Ramsey County's web site at [ramseycounty.us/budget](https://ramseycounty.us/budget).

Persons who intend to testify are encouraged to sign up online at [ramseycounty.us/chiefclerk](https://ramseycounty.us/chiefclerk) or to contact the Chief Clerk at 651-266-9200 prior to Monday, September 22, 2025.

If in-person testimony is not feasible, comments may alternatively be provided via the following methods:

**Email:** [chiefclerk@ramseycounty.us](mailto:chiefclerk@ramseycounty.us) | **Phone:** 651-266-9200 | **Written Mail:** Chief Clerk, 15 W. Kellogg Blvd, Suite 250, Saint Paul, MN 55102

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