

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: AB Loss LLC
2. The street address of the principal place of business is or will be: 4560 LAKE CT WHITE BEAR LAKE MN 55110
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.
Alan Beck Agency, LLC
4560 LAKE CT 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.
Dated: August 3, 2025
Signed: Alan Beck
Published two times in the White Bear Press on August 27 and September 3, 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: 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.

BROWN'S CREEK WATERSHED DISTRICT
NOTICE OF PUBLIC HEARING
PLEASE TAKE NOTICE that on Wednesday, September 10, 2025, at 6:30 p.m., the Brown's Creek Watershed District (BCWD) Board of Managers will hold a public hearing to receive comments on the District's proposed 2026 Budget and Levy. The District's proposed total budget for 2026 is \$2,240,880, including grants, fees and levy funding sources. The proposed tax levy is \$224,080 for the General Fund and \$1,028,665 for the Management Plan Project Fund for a total proposed levy of \$1,247,745, which is 3.3% increase from 2025.
The public hearing will be held at Stillwater Township Hall, 13636 90th Street North, Stillwater, Minnesota.
Debra Sahulka, Secretary, Browns Creek Watershed District
Published one time in the White Bear Press on September 3, 2025.

STATE OF MINNESOTA CLEMENCY REVIEW COMMITTEE
LEGAL NOTICE
The following individual who was convicted of a crime in Ramsey County has applied for relief from the Clemency Review Commission (CRC). The application will be considered on October 3, 2025, commencing at 8:30 am at 1450 Energy Park Dr. St. Paul, MN:
Doua Vang
3rd degree criminal sexual conduct *Convicted: 4/30/2007*
Victims have a right to submit a statement at this meeting. For more information, contact the CRC at 651-539-2610.
Published one time in the White Bear Press on September 3, 2025.

CITY OF DELLWOOD
PUBLIC HEARING
Notice is hereby given that a Public Hearing will be conducted before the Dellwood Planning Commission on Tuesday, September 16, 2025, at 6:30 p.m. in the Willernie City Hall, 111 Wildwood Road. Purpose of said hearing would be to consider amendments to the City Zoning Ordinance regarding an updated Shoreland Ordinance and associated amendments including a recodification of the Zoning Ordinance.
Joel Holstad, City Clerk
Published one time in the White Bear Press on September 3, 2025.

CITY OF GEM LAKE
RAMSEY COUNTY, MINNESOTA
ORDINANCE NO. 131
AN ORDINANCE AMENDING SECTIONS 5-10, 15-16, AND APPENDIX A OF ORDINANCE 131 REGARDING THE PERMITTED, ACCESSORY, CONDITIONAL, AND INTERIM USES WITHIN THE RESIDENTIAL ZONING DISTRICTS IN THE CITY OF GEM LAKE
NOTICE IS HEREBY GIVEN that on August 19 2025, Ordinance No. 131 was adopted by the City Council of Gem Lake, Minnesota.
NOTICE IS FURTHER GIVEN that because of the lengthy nature of Ordinance No. 131 that the following summary of the ordinance has been prepared for publication.
NOTICE IS FURTHER GIVEN that the following updates were made:

1. Revised formatting of Sections 5-8.
 2. Addition of Figure 1c, Table of Uses
 3. Reviewed and updated permitted and accessory uses.
 4. Reviewed and updated conditional and interim uses, separating them into two sections.
 5. Updated accessory structure setbacks.
 6. Updated agricultural building (barn and stable) setbacks.
 7. Updated Appendix A with relevant definitions of terms used throughout the Ordinance.
- A printed copy of the whole ordinance is available for inspection by any person during the City's regular office hours.
Approved for publication by the City Council of Gem Lake, Minnesota this 19th day of August 2025.
BY: Gretchen Artig-Swomley, Mayor
ATTEST: Melissa Lawrence, Acting City Clerk
Published one time in the White Bear Press on September 3, 2025.

CITY OF GEM LAKE
RAMSEY COUNTY, MINNESOTA
NOTICE OF PUBLIC HEARING
ON PRELIMINARY BUDGET
August 26, 2025
NOTICE IS HEREBY GIVEN that the Gem Lake City Council will discuss the 2026 Preliminary Budget. State Statutes require Cities to certify their preliminary property tax levies by September 30th. The City of Gem Lake will hold a public hearing on September 16, 2025, during the City Council Meeting. The City Council meeting is scheduled for 7:00 p.m. at 4200 Otter Lake Rd, Gem Lake.

Barbara Suci, City Clerk
Published one time in the White Bear Press on September 3, 2025.

CITY OF MAHTOMEDI
NOTICE OF PUBLIC HEARING ON PROPOSED ASSESSMENT
Notice is hereby given that the City Council of Mahtomedi, Minnesota, will hold a public hearing at 7:00 p.m. on Tuesday, September 16, 2025, 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 \$193,504.27.
Those persons having an interest in said hearing are encouraged to attend the meeting.
Scott Neilson, City Administrator
Published one time in the White Bear Press on September 3, 2025.

CITY OF WHITE BEAR LAKE
AND
WHITE BEAR LAKE MAIN STREET INC.
NOTICE OF PUBLIC HEARING REGARDING
2026 AND 2027 SPECIAL SERVICES DISTRICT LEVY
Notice is hereby given that the City Council of White Bear Lake, Minnesota will hold a public hearing in the City Hall Council Chambers located at 4701 Highway 61 on September 23, 2025 at 7:00 p.m. to re-establish the "Downtown Special Service District Service Charge Levy" ("Levy") pursuant to Minnesota Statutes, Sections 428A.01 to 428A.10, inclusive. The properties to be included in the Special Service District, and thus subject to the levy, are illustrated on the Downtown Service District map available for review at City Hall.
The general nature of the improvements and services to be provided within the district and paid for (in whole or in part) with Levy proceeds includes payment for general promotions including: beautification, recruitment and district-wide marketing and advertising. The proposed Levy is for two years with the total amount of all service charges proposed for calendar years 2026 and 2027 not to exceed \$45,000 per year. The service charge for each affected property shall again be based on each property's building square footage. The formula is based on the gross square footage of each business with the multiplier for the first floor of .09432 and all other non-resident floors at .01960. The proposed minimum for first floor properties is \$135 and the proposed maximum for any property is \$1,600.
A petition of affected property owners, as required by Minnesota Statutes, Section 428A.08, is in the possession of "Main Street, Inc." representing downtown business establishments.
All interested parties will be given an opportunity to be heard at the hearing regarding the proposed service charge.
Signed: Kristin Cranmer, President, Main Street Board
Kerri Kindsvater, Finance Director, City of White Bear Lake
Published one time in the White Bear Press on September 3 and 17, 2025.

CITY OF WHITE BEAR LAKE
NOTICE OF ASSESSMENT HEARING FOR
2025 PAVEMENT REHABILITATION PROJECT ON
DIVISION AVENUE / TWELFTH STREET
CITY PROJECT NO.: 25-13

To Whom It May Concern:
Notice is hereby given that the City Council of White Bear Lake will hold a public hearing in the Council Chambers, 4701 Highway 61, at **7:00 p.m. on Tuesday, September 23, 2025**, to consider, and possibly act to adopt, the proposed assessment for the 2025 Pavement Rehabilitation Project against benefiting properties on:
City Project No. 25-13
Division Avenue (from Fifth Street to northern City Limits)
Twelfth Street (from Division Avenue to Long Avenue)
The total amount of the proposed assessment roll for City Project 25-13 is \$294,865.29. The estimated cost of the improvement is \$1,296,607.65. Owners may contact the City to review the proposed assessment roll, which is on file with the City Clerk. The amount to be specially assessed against a particular lot, piece, or parcel of land will be mailed to the affected property owner prior to the hearing. Adoption by the Council on the proposed assessments may occur at the hearing.
At the time and place fixed for the public hearing, the City Council will give all persons who appear at the hearing an opportunity to express their views regarding the proposed assessments and the City Council will consider all written or oral objections raised before or at the hearing. In addition, interested persons may direct any questions or file written comments respecting the proposed assessments with the City Engineer, at or prior to the public hearing.
Please find detailed meeting information on the City's website at www.whitebearlake.org/ or call the City Clerk at 651-429-8508 to learn how to attend the public hearing.
An owner may appeal an assessment to District Court pursuant to Minnesota Statutes, Section 429.081, by serving notice of the appeal upon the Mayor or 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 Clerk. However, please note that no appeal may be taken as to the amount of any individual assessment unless a written objection signed by the affected property owner is filed with the City Clerk prior to the assessment hearing or presented to the presiding officer at the hearing. The City Council may consider any such objection at the hearing or may continue the hearing and request additional information from the staff before acting on the objection.

Pursuant to the authority granted by Minnesota Statutes, Section 435.193 and City Ordinance No. 612, any person 65 years of age or older or retired by virtue of a permanent and total disability owning and homesteading property, and which person meets the qualifications of hardship as defined herein, may apply for and receive deferred payment of special assessment so levied by applying to the City of White Bear Lake, Minnesota in accordance with Minnesota Statutes, Section 435.194. A hardship shall be deemed to exist when the average annual payment for all assessments levied against the subjects' property exceeds one percent (1%) of the adjusted gross income of the applicant as evidenced by the applicant's most recent Federal Income Tax return. Deferred assessments shall be subject to interest at the rate of 5.71% per annum of the remaining unpaid balance. The option to defer payment of special assessments shall terminate and all amounts accumulated, including accrued interest, shall become due upon the occurrence of any of the following events:
a. The death of the owner, provided that the spouse is otherwise not eligible for the benefits hereunder;
b. The sale, transfer or subdivision of the property or any part thereof; or
c. If the property should, for any reason, lose its homestead status.
Paul Kauppi, P.E.
Director of Public Works/City Engineer
Published one time in the White Bear Press on September 3, 2025.

CITY OF WHITE BEAR LAKE
A RESOLUTION ESTABLISHING THE TITLE AND SUMMARY APPROVAL OF ORDINANCE NO. 25-08-2081
AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF WHITE BEAR LAKE BY REPLACING CHAPTER 603 RELATED TO PARKING
WHEREAS, the City of White Bear Lake City Council may, pursuant to Ordinance No. 83-6-666, adopt a title and summary of a proposed ordinance to be published in lieu of lengthy entire ordinances, and
WHEREAS, in addition to adopting a title and ordinance summary, the Council shall direct the City Clerk to:
1. Publish the approved summary language once in the City's official newspaper;
2. Have available for inspection during regular office hours a copy of the entire Ordinance;
3. Place a copy of the entire Ordinance at the White Bear Lake Branch

of the Ramsey County County Public Library;
4. Obtain an affidavit of publication of the title and summary from the official newspaper and place it in the City's ordinance book together with the Ordinance and a copy of this Resolution;
5. Post the Ordinance on the City's website.
NOW, THEREFORE, BE IT RESOLVED, that the City of White Bear Lake City Council hereby adopts the aforementioned title and summary for approved Ordinance No. 25-08-2081 as listed below:
AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF WHITE BEAR LAKE BY REPLACING CHAPTER 603 RELATED TO PARKING
The City Council of the City of White Bear Lake has adopted Ordinance 25-08-2081, titled "An Ordinance Amending the Municipal Code of the City of White Bear Lake by replacing Chapter 603 Related to Parking." The ordinance updates the City's parking regulations, including, without limitation, the following: (i) cleans up the definitions section; (ii) deletes outdated code language; (iii) clarifies the City Council's ability to establish specific parking restrictions and establish permit-only parking areas; (iv) clarifies various parking permit processes; (v) prohibits parking vehicles in a manner that obstructs or blocks access to driveways and sidewalk/trail connections or in a manner contrary to city signage; and (vi) establishes that parking violations are petty misdemeanors. The full text of the ordinance is available for inspection at White Bear Lake City Hall during regular business hours and has been posted to the City's website.
FURTHER, BE IT RESOLVED, that the City of White Bear Lake City Council hereby directs the City Clerk to provide the inspection and publication requirements as listed above.
The foregoing resolution, offered by Councilmember Engstran and supported by Councilmember Edberg, was carried unanimously on August 26, 2025.
Dan Louismet, Mayor
ATTEST: Caley Longendyke, City Clerk
Published one time in the White Bear Press on September 3, 2025.

INDEPENDENT SCHOOL DISTRICT NO. 832
MAHTOMEDI, MN 55115
REGULAR MEETING MINUTES JULY 14, 2025
A Regular Meeting of the Board of Education of Mahtomedi Public Schools was held July 14, 2025, beginning at 7:00 PM. CALL TO ORDER- The meeting was called to order by Chair Stacey Stout at 7:00 p.m. ROLL CALL OF ATTENDANCE- Present: Ryan Domin; Paul Donna; Jenny Peterson, Kelly Reagan, Stacey Stout and Drew Whitson. APPROVAL OF THE AGENDA- Peterson motioned, Domin seconded, Approval of the Agenda. Carried 6-0. ACTION ITEMS A.) Approval of Donations/Grants from June 2025 Totaling \$184,891.62. Donna motioned, Reagan seconded; Approval of Donations/Grants from June 2025 Totaling \$184,891.62. Carried 6-0. B.) Approval of the 2025-2026 Resolution for Membership in the Minnesota State High School League. Superintendent Barb Duffrin spoke on membership of the Minnesota State High School League, which would need to be approved by the end of July. This membership allows Mahtomedi students to participate in Minnesota High School League events. Domin motioned, Whitson seconded, Approval of the 2025-2026 Resolution for Membership in the Minnesota State High School League. Roll Call vote: Domin – yay; Donna – nay; Peterson – nay; Reagan – yay; Stout – yay and Whitson – yay. Carried 4-2. C.) Approval of Approval of Final Reading of Policies - MSBA Policy Updates - Superintendent Barb Duffrin presented to the School Board the final reading of policies from Minnesota model policy revisions. These policies have been reviewed by the Policy committee and have been through two readings and are now in their final reading. 1.) Policy 413 – Harassment and Violence 2.) Policy 450 – Staff Social Media Policy 3.) Policy 512 – School – Sponsored Student Publications and Activities 4.) Policy 519 – Interviews of Students of Outside Agencies 5.) Policy 704 – Development and Maintenance of an Inventory of Fixed Assets and a Fixed Asset Accounting System. ADJOURNMENT - Reagan motioned, Domin seconded, adjournment. Carried 6-0. Meeting adjourned at 9:05 p.m. Submitted by Kelly Reagan, Clerk. A full version of the minutes are available at www.mahtomedi.k12.mn.us.
Published one time in the White Bear Press on September 3, 2025.

INDEPENDENT SCHOOL DISTRICT NO. 832
MAHTOMEDI, MN 55115
STUDY SESSION MINUTES JULY 14, 2025
A Study Session of the Board of Education of Mahtomedi Public Schools was held July 14, 2025, beginning at 5:00 PM- CALL TO ORDER- The meeting was called to order by Chair Stacey Stout at 6:02 p.m. ROLL CALL OF ATTENDANCE- Present: Ryan Domin, Paul Donna, Jenny Peterson, Kelly Reagan, Stacey Stout, and Drew Whitson. Also present: Barb Duffrin, Superintendent; Tim Erickson, Director of Business Services; Alice Seuffert, Director of Communications; Leslie Lovas, Executive Assistant to Superintendent & School. APPROVAL OF THE AGENDA- Peterson motioned, Donna seconded, approval of agenda. Carried 6-0. DISCUSSION/ INFORMATION ITEMS – A.) Communications Update- Alice Seuffert, Director of Communications, provided the School Board with an update on communications regarding the Family Survey Data and Referendum, including outreach efforts. ADJOURNMENT - Domin motioned, Reagan seconded, adjournment. Carried 6-0. Meeting adjourned at 6:40 p.m. Submitted by Kelly Reagan, Clerk. A full version of the minutes are available at www.mahtomedi.k12.mn.us.
Published one time in the White Bear Press on September 3, 2025.

INDEPENDENT SCHOOL DISTRICT NO. 832
MAHTOMEDI, MN 55115
STUDY SESSION MINUTES AUGUST 11, 2025
A Study Session of the Board of Education of Mahtomedi Public Schools was held August 11, 2025, beginning at 5:30 PM.- CALL TO ORDER- Meeting was called to order by Stacey Stout at 5:32 p.m. Stout asked for a motion for Vice Chair Kelly Reagan to chair the rest of the meeting as she attended virtually. Peterson motioned, Reagan seconded, approval as Reagan as Acting Chair., Domin seconded, approval of Reagan as acting chair. Roll Call Vote: Donna-Aye, Peterson-Aye, Reagan-Aye, Stout-Aye. Carried 4-0. ROLL CALL OF ATTENDANCE- The School Board Meeting was held in person with Superintendent Duffrin and the School Board located at Mahtomedi High School - Black Box Theatre, 8000 75th Street North, Stillwater, MN 55082. In accordance with MN Statute 13D.02, Other Entity Meetings by Interactive Technology, Mahtomedi School Board Member Stacey Stout will attend via interactive technology due to her professional responsibilities. Ryan Domin and Drew Whitson were absent. Also present: Barb Duffrin, Superintendent; Leslie Lovas, Executive Assistant to Superintendent & School Board. APPROVAL OF THE AGENDA- Stout motioned, Peterson seconded, Approval of the Agenda. Roll Call Vote: Donna-Aye, Peterson-Aye, Reagan-Aye, Stout -Aye. Carried 4-0. DISCUSSION/INFORMATION ITEMS – A.) Review and Comment-Superintendent Duffrin discussed and reviewed the Minnesota Department of Educations Review and Comment. Duffrin stated that this is a discussion required by law in a public meeting. Duffrin reviewed the Review and Comment that described the project, the estimated costs, assessments and the background of the project. Drew Whitson entered at 5:37 p.m. B.) School Board Goal Review-Duffrin asked the School Board to review their School Board goals from last year and to discuss setting up goals before the September 8 Study Session. Duffrin suggested that the School Board discuss whether their goals were successful and what actions are needed to improve. Duffrin identified three key areas used last year that included: Foster Increased Community Awareness around the District, Augment Understanding of Strategic Plan Implementation, and Increase Board Visibility and Efficiency. ADJOURNMENT- Peterson motioned, Whitson seconded, Adjournment. Roll Call Vote: Donna-Aye, Peterson-Aye, Reagan-Aye, Stout -Aye and Whitson – Aye. Carried 5-0. Meeting adjourned at 6:00 p.m. Submitted by Paul Donna, Acting Clerk. A full version of the minutes are available at www.mahtomedi.k12.mn.us.
Published one time in the White Bear Press on September 3, 2025.

STATE OF MINNESOTA, COUNTY OF RAMSEY
DISTRICT COURT, SECOND JUDICIAL DISTRICT
CASE TYPE: CIVIL, OTHER
NOTICE OF SHERIFF'S SALE UNDER JUDGMENT AND DECREE
(REAL PROPERTY) COURT FILE NO. 62-CV-24-7863

Nationstar Mortgage LLC, Plaintiff, vs. Zachary B. Whitman and Andrew F. Whitman, as personal representatives of the Estate of David B. Whitman, deceased, Amy Elizabeth Lang f/k/a Amy Elizabeth Whitman, Audrey Lynn Hargest f/k/a Audrey Whitman, Sarah Lundquist, and Affinity Plus Federal Credit Union, Defendants. NOTICE IS HEREBY GIVEN that under and by virtue of a Judgment and Decree entered in the above-entitled action on June 24, 2025, a certified copy of which has been delivered to me directing the sale of the premises hereinafter described to satisfy the amount found and adjudged due said Plaintiff in the above-entitled action, as prescribed by the Judgment, the undersigned Sheriff of Ramsey County will sell at public auction, to the highest bidder, for cash, as follows: DATE AND TIME OF SALE: September 18, 2025 at 10:00 a.m. PLACE OF SALE: Ramsey County Sheriff, 360 Wabasha Street N, Suite 111, St. Paul, MN 55102 LEGAL DESCRIPTION OF THE PROPERTY: The South 160 feet of Lot 6 and the South 160 feet of the East 5.28 feet of Lot 7, Block 1, St. John's Little Canada Heights, Ramsey County, MN and Lot 6, except the South 160 feet thereof, and the East 5.28 feet of Lot 7, except the South 160 feet thereof, Block 1, St. John's Little Canada Heights, Ramsey County, MN PROPERTY ADDRESS: 353 Rose Lane, Little Canada, Minnesota 55117 PROPERTY ID: 08.29.22.22.0039 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 Section582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITYH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT ABANDONED, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED. Dated: July 21, 2025 Bob Fletcher Sheriff of Ramsey County, Minnesota By: /s/ Michael Frank , Deputy Drafted by: Michael Everson, #0388310 RANDALL S. MILLER and ASSOCIATES 8525 Edinbrook Crossing. Suite 210, Brooklyn Park, MN 55443 (612) 223-6873 File No. 24MN00198-2 A-4848622 07/30/2025, 08/06/2025, 08/13/2025, 08/20/2025, 08/27/2025, 09/03/2025
Published six times in the White Bear Press on July 30, August 6, 13, 20, 27, and September 3, 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 anything 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 Northeasterly on -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
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