

**STATE OF MINNESOTA, COUNTY OF RAMSEY  
DISTRICT COURT, SECOND JUDICIAL DISTRICT  
CASE TYPE 2: CONDEMNATION  
COURT FILE NO. 62-CV-25-9875  
JUDGE LAURA NELSON  
NOTICE OF HEARING**

County of Ramsey,  
Petitioner,  
v.  
2635 Rice, LLC., U.S. Bank N.A., as Trustee for Morgan Stanley Bank of America Merrill Lynch Trust 2014-C14, Commercial Mortgage Pass-Through Certificates, Series 2014-C14, Walgreen Co., BNSF Railway Company, Lolita N. Mertesdorf-Personal Representative of the Estate of Joseph A. Mertesdorf, Decedent, Catellus Fiber Optics, LLC., Minnesota Commercial Railway Company, City of Roseville and County of Ramsey,  
and all other parties unknown having any claimed right, title or interest in the premises herein, together with the unknown heirs or devisees, if any, of the parties that may be deceased, and including unknown spouses, if any,  
Respondents.

**IN THE MATTER OF THE  
CONDEMNATION OF CERTAIN LAND**

**TO THE RESPONDENTS HEREIN ABOVE NAMED:**  
You, and each of you, are hereby notified that on the 17th day of February 2026, at 9:00 a.m. via ZOOM before Judge Laura Nelson. Petitioner will present to the above-named court a Petition now on file herein for condemnation of certain land for highway purposes. Parties wishing to appear at the remote hearing at **9:00 a.m. on February 17, 2026**, can join by logging into zoom.us/join or by telephone (audio only/toll-free) at 1-833-568-8864. After connecting, enter the following Meeting ID and Passcode:  
Meeting ID: 160 627 9567  
Passcode: 265717

If you plan to appear by ZOOM or telephone, please notify the petitioner's attorney listed below in order to receive a copy of any proposed exhibits and orders provided to the court. You are not required to notify the petitioner's attorney, but failure to do so may prevent you from having access to the exhibits and proposed orders submitted.

The object of the Petition is to acquire by "quick take" condemnation under the right of eminent domain the real property interests as described in the Petition.

The land desired and proposed to be taken is situated in Ramsey County, Minnesota, and is described in the Petition, together with the names of all persons appearing of record or known to Petitioner to be the owners of said land or interested therein including all whom Petitioner has been able by investigation and inquiry to discover, together with the nature of the ownership of each as nearly as can be ascertained.

At the hearing, the County of Ramsey will ask the Court for an order permitting payment to the respective owners or deposit with the Court an amount equal to Petitioner's approved appraisal of value of the parcels described in the Petition, thereby transferring title and the right to possession of the property to the County of Ramsey effective February 23, 2026. Furthermore, the County of Ramsey will ask the Court to ascertain the allocation of funds so deposited and to establish a procedure for the withdrawal of those funds. Neither payment to the respective owners nor deposit with the Court shall prejudice or affect the right of a respective party to apply for additional payment in this proceeding. Finally, the County of Ramsey will ask the Court to establish procedures by which commissioners shall hear all allegations and proofs of persons interested herein.

A party wishing to challenge the public use or public purpose, necessity, or authority for a taking must appear at the court hearing and state the objection or must appeal within 60 days of a court order, and a court order approving the public use or public purpose, necessity, and authority for the taking is final unless an appeal is brought within 60 days after service of the order on the party. Furthermore, a party wishing to be heard as to the appointment of the commissioners who will ascertain the amount of damages must appear at the court hearing.

Any person not appearing at the hearing, or otherwise filing a notice of appearance with the district court, may not be notified of further hearings or actions related to the Petition.

Dated: December 23, 2025  
JOHN J. CHOI  
Ramsey County Attorney  
By: *s/ Scott Schwahn*  
Scott Schwahn (#0222239)  
Kevin S. Plaisance (#0504690)  
Assistant Ramsey County Attorney  
360 Wabasha St. N., Suite 100  
St. Paul, MN 55102  
(651) 266-3014 (Schwahn)  
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kevin.plaisance@co.ramsey.mn.us

**Attorneys for Petitioner**  
*Published three times in the Vadnais Heights Press on January 7, 14 and 21, 2026.*

**STATE OF MINNESOTA, COUNTY OF RAMSEY  
DISTRICT COURT, SECOND JUDICIAL DISTRICT  
CASE TYPE 2: CONDEMNATION  
COURT FILE NO. 62-CV-25-9875  
JUDGE LAURA NELSON  
PETITION**

County of Ramsey,  
Petitioner,  
v.  
2635 Rice, LLC., U.S. Bank N.A., as Trustee for Morgan Stanley Bank of America Merrill Lynch Trust 2014-C14, Commercial Mortgage Pass-Through Certificates, Series 2014-C14, Walgreen Co., BNSF Railway Company, Lolita N. Mertesdorf-Personal Representative of the Estate of Joseph A. Mertesdorf, Decedent, Catellus Fiber Optics, LLC., Minnesota Commercial Railway Company, City of Roseville and County of Ramsey,  
and all other parties unknown having any claimed right, title or interest in the premises herein, together with the unknown heirs or devisees, if any, of the parties that may be deceased, and including unknown spouses, if any,  
Respondents.

**IN THE MATTER OF THE  
CONDEMNATION OF CERTAIN LAND**

**TO THE DISTRICT COURT ABOVE NAMED**  
The County of Ramsey brings this Petition and respectfully states and alleges:

**I.**  
That this proceeding is taken pursuant to law in the name of and on behalf of the County of Ramsey, State of Minnesota, by John J. Choi, the duly elected, qualified and acting County Attorney, at the request of the Board of County Commissioners of Ramsey County, as shown by County Board Resolution No. B2023-052, dated April 4, 2023, a certified copy of which is attached hereto as Exhibit A and made a part hereof.

**II.**  
That the County of Ramsey also deems it necessary, expedient, and for a public use and purpose to obtain by "quick take" condemnation under the right of eminent domain the permanent easements and temporary construction easements in the lands as described in this Petition, together with all structures, trees, shrubs, grass and herbage to be damaged thereby.

**III.**  
In the attached Exhibit B, where a "permanent easement" is identified, the interests being conveyed include all rights necessary for the construction, operation, and maintenance of all public right-of-way and utility uses now

known or adopted in the future. Such rights include, but are not limited to, the right: to remove and use all plants, trees, ground cover, and natural growth now existing, or later planted or grown; to permanently grade or alter the grade of the land, and to remove and use all earth and other material not reasonably necessary for lateral and subjacent support; to limit or allow the location, number, and related characteristics of access from the remainder property to the public right-of-way; to store equipment or supplies; to access, both ingress and egress, from the most reasonably convenient rights-of-way; to remove any physical improvements or fixtures that interfere with its use as a public right-of-way; and to exclude from the area any use or improvement that conflicts with the rights conveyed herein. Reasonable and convenient access to the remainder will be maintained.

**IV.**  
In the attached Exhibit B, where a "temporary easement" is identified, the interests being conveyed include all rights of possession and use, for a limited period of time, necessary or incidental to support the related construction project, including the right: to stage equipment or supplies; to access other portions of the construction project; to make minimal permanent alterations to the grade of the land that do not substantially impact the remainder; to remove (and restore in substantially similar condition) any plants, ground cover, or physical improvements; to access, both ingress and egress, from the most reasonably convenient rights-of-way; and to install any temporary improvements. Reasonable and convenient access to the remainder will be maintained. The term of the temporary easement shall be for 24 months beginning on March 1, 2026, and ending February 28, 2028, or for 24 months from the date when granted pursuant to order of the district court, whichever is later. In addition, the interests identified in this paragraph include the option of the Petitioner to extend the temporary easement for up to two twelve-month terms to be held consecutive to the original term and to each other at the monthly rate determined for the initial term.

**V.**  
Personal property not specifically identified as being acquired, including, but not limited to, fencing, irrigation systems, pavement, curbing, or signage, or trees, shrubs, plants, or ground covering, is not included in this petition, except to the extent the above rights provide for the removal, replacement, use, or repair of such property. It is the intention of the Petitioner to address any claim of damage related to personal property destroyed, removed, lost, or otherwise damaged, but not repaired or replaced in substantially similar condition, in accordance with applicable relocation laws, including Minn. Stat. § 117.50 - .56 or the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and any regulations adopted pursuant thereto.

**VI.**  
That the purpose for which said interests in land described in this Petition are being acquired is for the purpose of a roadway project on County Road C between Lexington Avenue and Little Canada Road. The project requires acquiring right-of-way at various locations for roadway reconstruction, including new grading, mill and overlay, and the installation of American Disability Act (ADA) compliant improvements where needed. The work may involve updates to roadway elements such as traffic signal, pedestrian facilities, storm and sewer systems, pavement, signage, pavement markings, retaining walls, and street lighting.

**VII.**  
The taking in this matter is to obtain rights sufficient to support the construction and maintenance of a public highway, including related facilities. Unless specifically identified, pre-existing utility, pipeline, access, and other easements or interests shall remain in full force and effect and shall only be impaired to the extent necessary for the County of Ramsey to construct and maintain a public highway, and related uses, on the land being acquired. For any parcel being taken by this condemnation proceeding that is subject to pre-existing utility, pipeline, access, or other easements or interests, the County of Ramsey shall work as needed with the easement holder to adjust facilities to accommodate the construction or to adjust construction plans to minimize related damages.

**VIII.**  
It is the intent of the Petitioner that reasonable access, in at least one direction, to the main thoroughfare will be maintained for any remaining interest of a property from which a temporary easement is taken.

**IX.**  
Notwithstanding anything to the contrary contained herein, should tests or evaluations undertaken by or on behalf of the County of Ramsey indicate the possible presence of pollutants, contaminants, or hazardous substances on any of the property described in this Petition, the County of Ramsey reserves the right to defer effecting the transfer of the interest to any of the property as described herein for a reasonable time until the County of Ramsey can evaluate whether it wishes to proceed with the taking, abandon these proceedings and dismiss the Petition as to said property, or otherwise respond to such information.  
Further, the County of Ramsey reserves the right to recover costs of clean-up and testing and all other damages resulting from the presence of pollutants, contaminants, or hazardous substances on the property described herein, from all potentially responsible parties in a separate legal action.

**X.**  
That a party wishing to challenge the public use or public purpose, necessity, or authority for a taking must appear at the hearing of this Court at which the County of Ramsey, as Petitioner, shall present this Petition to the Court and state the objection or must appeal within 60 days of a Court order.

**XI.**  
That the land in these proceedings to be taken are situated in Ramsey County, Minnesota and are more particularly described in attached Exhibit B which is made a part hereof. The names of all persons appearing of record or known to the County of Ramsey to be the owners of said land, or interested therein, including all whom the County of Ramsey has been able by investigation and inquiry to discover, together with the nature of the ownership of each, as nearly as can be ascertained, are set forth on attached Exhibit B.

**XII.**  
The County of Ramsey hereby moves the court for an order transferring title and possession of the parcels described herein prior to filing of an award by the court appointed commissioners, pursuant to Minnesota Statutes § 117.042.  
WHEREFORE, the County of Ramsey prays for an order of this Court as follows:

1. Adjudging that said taking is for a public purpose, is necessary, and is authorized by law; and
2. It be further adjudged that the County of Ramsey is entitled to take and hold such property for the public use pursuant to the Notice of Intent to Take Possession, on file with this Court; and
3. Appointing three disinterested commissioners, and at least two alternates, to ascertain and report the amount of damages that will be sustained by the several owners on account of the taking; fixing the time and place of the first meeting of the three commissioners; prescribing their compensation; establishing procedures for the disbursement of funds deposited with the district court; establishing procedures by which commissioners shall hear all allegations and proofs of persons interested herein; and requiring the commissioners to file their report with the District Court Administrator within 365 days from the date of the order appointing the commissioners unless said time be further extended by order of the Court; and
4. For such other and further relief as may be proper and pursuant to law.

Dated: December 23, 2025  
JOHN J. CHOI  
Ramsey County Attorney  
By: *s/ Scott Schwahn*  
Scott Schwahn (#0222239)  
Kevin S. Plaisance (#0504690)  
Assistant Ramsey County Attorney  
360 Wabasha St. N., Suite 100  
St. Paul, MN 55102  
(651) 266-3014 (Schwahn)  
(651) 266-3178 (Plaisance)

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kevin.plaisance@co.ramsey.mn.us  
**Attorneys for Petitioner**

**ACKNOWLEDGMENT**

The undersigned hereby acknowledges that costs, disbursements, and reasonable attorney and witness fees may be awarded pursuant to Minn. Stat. Section 549.211 to the party against whom the allegations in this pleading are asserted.  
*/s/ Scott Schwahn*  
Scott Schwahn

**EXHIBIT A**

**RAMSEY COUNTY BOARD OF COMMISSIONERS  
RESOLUTION B2023-052**

**Sponsor:** Public Works  
**Meeting Date:** 4/4/2023  
**Title:** 2023 - 2027 Transportation Improvement Program  
**File Number:** 2023-120

**Background and Rationale:**  
To qualify for state and federal funding and to proceed with construction projects, the Ramsey County Board of Commissioners must approve the Public Works 5-year Transportation Improvement Program (TIP). The TIP is a planning document and funding estimates identified in the TIP are reflected in the county's Capital Improvements Program Budget. Similar programs have been developed each year since 1988.

The Public Works department, annually, prepares the TIP using a collaborative process whereby the county solicits projects and input from area municipalities. Project inclusion in the TIP is based on a cooperative dialogue with municipal and state partners, along with technical analysis and consideration of funding opportunities. While funding limits will continue to challenge program delivery, communication and engagement with municipal partners ensures local needs and priorities are examined and addressed to the extent possible.

Projects included in the TIP are also looked at through the lens of the Ramsey County All Abilities Transportation Network policy, which prioritizes the most vulnerable users (i.e. pedestrians, bicyclists, people with disabilities, etc.) first.

The design, construction, and right-of-way costs identified in the TIP are estimates based on best practices in the industry. The funding landscape for transportation projects can be volatile and the ultimate delivery of the TIP is dependent on future funding levels. Partnering on projects with area communities, bordering counties, the Minnesota Department of Transportation, and other state agencies will continue to be a critical way for Ramsey County to get the most from available funds.

**Recommendation:**  
The Ramsey County Board of Commissioners resolved to:

1. Adopt the 2023 - 2027 Public Works Transportation Improvement Program.
  2. Authorize the County Engineer to prepare plans and agreements for all projects identified in the Transportation Improvement Program, and to issue solicitations in accordance with County policies and procedures and the Minnesota Department of Transportation's list of "Pre-Qualified Vendors by Work Type".
  3. Authorize the County Surveyor to execute Right of Way Plats and Certificate of Surveys for Highway projects that require the determination of existing right of way for the delineation and /or acquisition of property, for planning studies or disposition of excess county property.
  4. Authorize the County Manager to enter into contracts and agreements, and execute change orders and amendments to contracts, supplemental agreements, and agreements related to the expenditure of Transportation Improvement Program Project Funds utilizing County State Aid, Federal, State, and participating funding associated with the construction of the approved projects in the 2023 - 2027 Transportation Improvement Program or a previously approved Transportation Improvement Program in accordance with the county's procurement policies and procedures.
  5. Authorize the County Engineer and County Attorney to acquire temporary easements, permanent easements, fee title, and enter into Limited Use Permits with the State of Minnesota for projects in the 2023 - 2027 Transportation Improvement Program, or previously approved Transportation Improvement Program, by negotiation or condemnation.
  6. Authorize the Public Works Director to approve negotiated settlements for up to \$100,000 over the county's appraised value per parcel for temporary and permanent easements and fee title.
  7. Authorize the County Manager to approve and execute purchase agreements, settlements, closing documents, Limited Use Permits, and other related real estate documentation associated with County Board approved acquisitions of real property.
  8. Authorize the County Manager to approve and execute cooperative agreements and maintenance agreements with cities, counties, the state, and other governmental agencies for their participation in projects listed in the 2023 - 2027 Public Works Transportation Improvement Program or previously approved Transportation Improvement Program.
  9. Authorize temporary cash loans from the County General Fund to the Road and Bridge Capital Improvement Program fund and the Wheelage Tax fund for costs of projects listed in the 2023 -2027 Public Works Transportation Improvement Program, or previously approved Transportation Improvement Program, and for maintenance project expenditures occurring before bond or wheelage tax proceeds are received pending receipt of Federal, County State Aid Highway, state and participating funds.
  10. Authorize the Public Works Director to submit grant applications for state and federal funding for projects listed in the 2023 - 2027 Public Works Transportation Improvement Program.
  11. Authorize the County Manager to accept grants and execute grant agreements agreeing to the grant terms and conditions for the grant award. For grants that so require, the county agrees to be responsible for any additional amount by which the cost exceeds the county's construction cost estimate and will return to the grantor any grant amount appropriated for the project but not utilized for the project under the terms of the grant agreement.
  12. Authorize the County Manager to issue letters of support in place of an official Ramsey County Board Resolution for constituent cities' grant applications.
- A motion to approve was made by Commissioner McGuire, seconded by Commissioner Reinhardt. Motion passed.  
Aye - 7: Frethem, MatasCastillo, McGuire, Moran, Ortega, Reinhardt, and Xiong  
By: Mee Cheng, Chief Clerk - County Board  
I, Jason Yang, Interim Chief Clerk - County Board, duly appointed and qualified for Ramsey County, Minnesota, do hereby certify that the foregoing is a true and correct copy of Resolution B2023-052, passed by the Board of Commissioners on 04/04/2023  
Attest: Jason Yang, Chief Clerk - County Board  
Date Certified: 2/25/2025

**EXHIBIT B**

**PARCEL 5  
TEMPORARY EASEMENT DESCRIPTION:**

(PID No. - 112923220002)  
An easement over, under, and across part of the Burlington Northern and Santa Fe Railway Company's 100.0 foot wide right of way located in the Northwest Quarter of the Northwest Quarter of Section 11, Township 29 North, Range 23 West of the 4th Principal Meridian, Ramsey County, Minnesota, subject to easements of record.  
Said easement being more particularly described as follows:

*Continued on next page.*

Commencing at the northwest corner of said Section 11; thence South 00 degrees 59 minutes 20 seconds East, assumed bearing, along the west line of said Northwest Quarter of the Northwest Quarter a distance of 177.46 feet, more or less, to the intersection with the northerly line of said Burlington Northern and Santa Fe Railway Company's 100.0 foot wide right of way and its westerly extension; thence South 87 degrees 27 minutes 09 seconds East along said northerly line and its westerly extension a distance of 33.06 feet, more or less, to the intersection with the easterly right of way line of Lexington Avenue and the point of beginning of the easement to be described; thence continuing South 87 degrees 27 minutes 09 seconds East along said northerly line a distance of 15.03 feet to the intersection with a line parallel with and 15.00 feet easterly of, as measured perpendicular to, said easterly right of way line of Lexington Avenue; thence South 00 degrees 59 minutes 20 seconds East along said parallel line a distance of 41.08 feet to the intersection with a line parallel with and 41.00 feet southerly of, as measured perpendicular to, said northerly line; thence North 87 degrees 27 minutes 09 seconds West along said parallel line a distance of 15.03 feet, more or less, to said easterly line of Lexington Avenue; thence North 00 degrees 59 minutes 20 seconds West along said easterly line a distance of 41.08 feet to said point of beginning and there terminating.

**TEMPORARY EASEMENT DESCRIPTION:**

An easement over, under and across part of the Burlington Northern and Santa Fe Railway Company's 100.0 foot wide right of way located in the Northwest Quarter of the Northwest Quarter of Section 11, Township 29 North, Range 23 West of the 4th Principal Meridian, Ramsey County, Minnesota, subject to easements of record.

Said easement being more particularly described as follows:

Commencing at the northwest corner of said Section 11; thence South 00 degrees 59 minutes 20 seconds East, assumed bearing, along the west line of said Northwest Quarter of the Northwest Quarter a distance of 177.46 feet, more or less, to the intersection with the northerly line of said Burlington Northern and Santa Fe Railway Company's 100.0 foot wide right of way and its westerly extension; thence South 87 degrees 27 minutes 09 seconds East along said northerly line and its westerly extension a distance of 33.06 feet to the intersection with the easterly right of way line of Lexington Avenue; thence continuing South 87 degrees 27 minutes 09 seconds East along said northerly line a distance of 15.03 feet to the point of beginning of the easement to be described; thence continuing South 87 degrees 27 minutes 09 seconds East along said northerly line a distance of 22.04 feet; thence South 45 degrees 46 minutes 46 seconds West a distance of 21.96 feet; thence South 00 degrees 59 minutes 20 seconds East a distance of 25.05 feet; thence North 87 degrees 27 minutes 09 seconds West a distance of 6.01 feet; thence North 00 degrees 59 minutes 20 seconds West a distance of 41.08 feet to said point of beginning and there terminating.

AND

The westerly 10.00 feet of the southerly 41.00 feet of said Burlington Northern and Santa Fe Railway Company's 100.0 foot wide right of way, lying adjacent to and easterly of said easterly right of way line of Lexington Avenue.

**PARCEL 5 – BRIDGE  
PERMANENT EASEMENT  
(PID NO. – 112923220002)**

A 66.00 foot easement over, under and across The Burlington Northern and Santa Fe Railway Company's 100.0 foot wide right of way located in the Northeast Quarter of the Northwest Quarter of Section 11, Township 29 North, Range 23 West of the 4th Principal Meridian, Ramsey County, Minnesota, subject to easements of record.

The centerline of said 66.00 foot easement is described as follows:

Commencing at the North Quarter corner of said Section 11; thence South 00 degrees 47 minutes 57 seconds East, assumed bearing, along the east line of said NE 1/4 of the NW 1/4 a distance of 57.05 feet; thence southwesterly a distance of 127.63 feet along a nontangential curve concave to the south having a radius of 940.00 feet, a central angle of 07 degrees 46 minutes 46 seconds, and a chord bearing of South 66 degrees 07 minutes 20 seconds West; thence South 62 degrees 13 minutes 57 seconds West, tangent to said curve, a distance of 468.39 feet; thence southwesterly, westerly, and northwesterly a distance of 474.14 feet along a tangential curve concave to the north having a radius of 454.00 feet, and a central angle of 59 degrees 50 minutes 13 seconds; thence North 57 degrees 55 minutes 50 seconds West, tangent to said curve, a distance of 19.06 feet, more or less, to the southerly line of said Burlington Northern and Santa Fe Railway Company's 100.0 foot wide right of way and the point of beginning of the centerline to be described; thence continuing North 57 degrees 55 minutes 50 seconds West a distance of 157.57 feet, more or less, to the northerly line of said Burlington Northern and Santa Fe Railway Company's 100.0 foot wide right of way and said centerline there terminating.

The side lines of said easement are to be prolonged or shortened to terminate at the northerly and southerly lines of said Burlington Northern and Santa Fe Railway Company's 100.0 foot wide right of way.

**TEMPORARY EASEMENT**

An easement over, under and across The Burlington Northern and Santa Fe Railway Company's 100.0 foot wide right of way located in the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northwest Quarter of Section 11, Township 29 North, Range 23 West of the 4th Principal Meridian, Ramsey County, Minnesota, subject to easements of record.

Said easement being more particularly described as follows:

That part of said Burlington Northern and Santa Fe Railway Company's 100.0 foot wide right of way lying within the west 610.00 feet of the east 1386.00 feet of said Northwest Quarter of Section 11, except any areas covered by other rights acquired.

PIN: 11-29-23-22-0002 – Abstract Property  
ADDRESS: 0 County Road C West, Roseville, MN 55117 - Abstract

NAME	NATURE OF INTEREST
BNSF Railway Company	Fee Owner
City of Roseville - City Clerk	Possible Special Assessments
County of Ramsey	Possible Property Taxes

**PARCEL 121**

**TEMPORARY EASEMENT DESCRIPTION:**

An easement over, under and across the south 5.00 feet of the north 48.00 feet of the west 75.00 feet of the east 124.50 feet and the south 5.00 feet of the north 53.00 feet of the west 40.00 feet of the east 89.5 feet of that part of the following described property:

The north 413.00 feet of the west 213.00 feet of the east 253.00 feet of Section 12, Township 29 North, Range 23 West, according to the

government survey thereof, Ramsey County, Minnesota  
PIN: 12-29-23-11-0061 – Abstract Property  
ADDRESS: 2635 Rice Street North, Roseville, MN 55113

NAME	NATURE OF INTEREST
2635 Rice LLC	Fee Owner
U.S. Bank N.A., as Trustee for Morgan Stanley Bank of America Merrill Lynch Trust 2014-C14, Commercial Mortgage Pass-Through Certificates, Series 2014-C14	Mortgagee
Walgreen Co.	Tenant
City of Roseville	Possible Special Assessments
County of Ramsey	Possible Property Taxes

**PARCEL 172  
PERMANENT EASEMENT**

An easement over, under and across part of the Burlington Northern and Santa Fe Railway Company's 100.0 foot wide right of way located in the Northeast Quarter of the Northeast Quarter of Section 10, Township 29 North, Range 23 West of the 4th Principal Meridian, Ramsey County, Minnesota, subject to easements of record.

Said easement being more particularly described as follows:

Commencing at the northeast corner of said Section 10; thence South 00 degrees 59 minutes 20 seconds East, assumed bearing, along the east line of said Northeast Quarter of the Northeast Quarter a distance of 176.57 feet, more or less, to the intersection with the northerly line of said Burlington Northern and Santa Fe Railway Company's 100.0 foot wide right of way and its easterly extension; thence North 87 degrees 30 minutes 35 seconds West along said northerly line and its easterly extension a distance of 49.59 feet to the intersection with the westerly 49.5 foot right of way line of Lexington Avenue and the point of beginning of the easement to be described; thence continuing North 87 degrees 30 minutes 35 seconds West along said northerly line a distance of 30.06 feet to the intersection with a line parallel with and 30.00 feet westerly of, as measured perpendicular to, said westerly right of way line of Lexington Avenue; thence South 00 degrees 59 minutes 20 seconds East along said parallel line a distance of 15.03 feet to the intersection with a line parallel with and 15.00 feet southerly of, as measured perpendicular to, said easterly right of way line of Lexington Avenue; thence North 87 degrees 30 minutes 35 seconds East along said parallel line a distance of 30.06 feet, more or less, to said westerly right of way line of Lexington Avenue; thence North 00 degrees 59 minutes 20 seconds West along said westerly right of way line a distance of 15.03 feet to said point of beginning and there terminating.

**TEMPORARY EASEMENT**

An easement over, under and across part of the Burlington Northern and Santa Fe Railway Company's 100.0 foot wide right of way located in the Northeast Quarter of the Northeast Quarter of Section 10, Township 29 North, Range 23 West of the 4th Principal Meridian, Ramsey County, Minnesota, subject to easements of record.

Said easement being more particularly described as follows:

The southerly 5.00 feet of the northerly 20.00 feet of the easterly 30.00 feet and the easterly 10.00 feet of the southerly 15.00 feet of the northerly 35.00 feet of said Burlington Northern and Santa Fe Railway Company's 100.0 foot wide right of way, lying adjacent to and westerly of the westerly 49.5 foot right of way line of Lexington Avenue.

PIN: 10-29-23-11-0001 – Abstract Property  
ADDRESS: 0 County Road C West, Roseville MN 55113

NAME	NATURE OF INTEREST
BNSF Railway Company	Fee Owner
Lolita N. Mertesdorf-Personal Representative of the Estate of Joseph A. Mertesdorf, Decedent	Easement for mobile homes and sheds encroachments
Catellus Fiber Optics, LLC	Telecommunications Easement
Minnesota Commercial Railway Company	Memorandum of Easement
City of Roseville	Possible Special Assessments
County of Ramsey	Possible Property Taxes

Published three times in the Vadnais Heights Press on January 7, 14 and 21, 2026.

**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](http://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>**  
Published one time in the Vadnais Heights Press on January 7, 2026.

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

COURT FILE NO. 62-PR-25-1047

**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:  
Jemal Oumer Jeju,  
Decedent.

NOTICE is given that on **Wednesday, January 28, 2026 from 2:30 p.m. until 2:45 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 Fetiya Omer, whose address is 191 Windsor Street, Cambridge, Massachusetts 02139, 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  
BY: Elizabeth Girling,  
Deputy Court Administrator  
Date: December 12, 2025

**Attorney for Petitioner:**

Courtney Sebo Savica (MN ID# 0391263)  
Kari Thoreson (MN ID# 0505584)  
Sebo Savica Law Firm, PLLC  
20 Second Avenue SW, Suite 108  
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**STATE OF MINNESOTA, COUNTY OF RAMSEY  
DISTRICT COURT, SECOND JUDICIAL DISTRICT  
COURT FILE NO. 62-PR-25-1040  
CASE TYPE: INFORMAL PROBATE**

**NOTICE OF INFORMAL APPOINTMENT OF CO-PERSONAL  
REPRESENTATIVES AND NOTICE TO CREDITORS (WITHOUT A WILL)**

In re the Estate of  
Pamela Conrad-Martin, a/k/a Pamela Mae Conrad-Martin,  
Decedent

**TO ALL INTERESTED PERSONS AND CREDITORS:**

Notice is hereby given that an amended application filed on December 23, 2025 for informal appointment of personal representative has been filed with the Court. No will has been presented for probate. The amended application has been granted.

Notice is also given that the Probate Registrar has informally appointed the following:

Sara Stubfors  
W7472130th Avenue, Hager City, WI 54014  
Laurel Conrad  
8197 Taylor ST NE, Spring Lake Park, MN 55432

as Co-Personal Representatives 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 Co-Personal Representatives. Unless objections are filed pursuant to Minn. Stat. § 524.3-607, and the court otherwise orders, the Co-Personal Representatives have 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.

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 Co-Personal Representatives 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  
Theresa Ames, Court Administrator  
Date: December 30, 2025

**Attorney for Personal Representative:**

Robert L. Loberg  
Attorney License No.: 64026  
359 W. MAIN ST  
ELLSWORTH, WI 54011  
Telephone: 715-273-5072

E-Mail: [rloberg@loberglawoffice.com](mailto:rloberg@loberglawoffice.com)  
Published two times in the Vadnais Heights Press on January 7 and 14, 2026.

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

COURT FILE NO. 62-PR-25-949

**NOTICE TO CREDITORS:**

**FOREIGN PERSONAL REPRESENTATIVE ACTING IN MINNESOTA**

Estate of  
Kent Edson, a/k/a Kent E. Edson, a/k/a Kent Everett Edson,  
Decedent

Notice is given that David K. Edson, residing at 36930 N Pfeifer Lane, Queen Creek, AZ 85140 is the domiciliary foreign Personal Representative ("Personal Representative") for the estate of Kent Edson, a/k/a Kent E. Edson, a/k/a Kent Everett Edson, a resident of the State of South Dakota.

On October 30, 2025, the Personal Representative filed with the Court a document stating an intention to exercise, as to assets in Minnesota, all powers of a local Personal Representative and to maintain actions and proceedings in Minnesota in accordance with Minnesota Statutes section 524.4-205.

Notice is also given that any Minnesota creditor who objects to the Personal Representative's exercise of power over assets in Minnesota must file a written objection within 60 days from the Personal Representative's filing. If no objections are filed, the representative may, after the expiration of the 60-day period, exercise all powers of a local Personal Representative.

Dated: November 5, 2025  
Michael F. Upton, Court Administrator  
Benjamin Linker, Deputy Court Administrator

**Attorneys for Petitioner**

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