

BROWN'S CREEK WATERSHED DISTRICT
NOTICE OF PUBLIC HEARING
PLEASE TAKE NOTICE that on Wednesday, June 25, 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 change of principal place of business to Stillwater Township Hall, 13636 90th Street North, Stillwater, MN 55082.
The public hearing will be held at the Stillwater Township Hall, 13636 90th Street North, Stillwater, MN 55082.
Debra Sahulka, Secretary, Browns Creek Watershed District
Published two times in the White Bear Press on June 11 and 18, 2025.

CITY OF WILLERNIE
WASHINGTON COUNTY, MINNESOTA
PUBLIC NOTICE
RECODIFICATION OF CODE OF ORDINANCES
SUMMARY PUBLICATION. Copies of the complete recodified ordinances are on file with the City Clerk for those interested in reviewing the ordinances during regular office hours or by standard or electronic mail. The following summary is approved by the City Council and shall be published in lieu of publishing the entire ordinance:
On May 21, 2025, the City Council of the City of Willernie adopted a recodification of the City's ordinances. City staff and a designated City Consultant undertook an extensive process to review and update the Willernie City Code so that the City's ordinances could be reformatted as a single unified Willernie City Code. The purpose of the recodification is not to implement or incorporate substantive revisions to local laws and policies, but rather to reformat and renumber the code to standardize citations, correct grammatical and other document errors, supplement with tables and digital maps of existing zoning districts and supplement with a revision history section of changes to the City Code.
Prior to adoption, a complete copy of the new Code was presented to the City Council and the public and was further on file with the City Clerk and made available for viewing on the City's website.
Printed copies of the new City Code of Willernie, are available for inspection and general distribution to the public during regular business hours at City Hall. It can also be viewed online through the City's website.
Approved: May 21, 2025
BY ORDER OF THE CITY COUNCIL
Vickie Keating, City Clerk
Published one time in the White Bear Press on June 11, 2025.

CITY OF WILLERNIE
WASHINGTON COUNTY, MINNESOTA
PUBLIC NOTICE
ADOPTION OF ORDINANCE CHAPTERS 105 AND 106 AND AMENDMENTS TO EXISTING CODE OF ORDINANCES
SUMMARY PUBLICATION. Copies of the complete Ordinance Chapters 105, 106, and amendments are on file with the City Clerk for those interested in reviewing the ordinances during regular office hours or by standard or electronic mail. The following summary is approved by the City Council and shall be published in lieu of publishing the entire ordinances and amendments:
An ordinance enacting Willernie Code Chapter 105, Fee and Service Charges, and Chapter 106, Fee Schedule, and amendments to relevant existing ordinances.
The City has adopted Ordinance Chapter 105 to establish regulations that provide for levying fees, service charges, and penalties, including expenses incurred by the City on behalf of permh applicants, license renewals, and other City services.
The City has adopted Ordinance Chapter 106 to provide a single and convenient location for a list of fees and penalties charged by the City.
The City seeks to modify its existing Chapters, listed below, to amend said ordinances, wherever fee amounts have been specified, and delete all references to specific fee amounts and reference the fee schedule provided in Chapter 106: 302 -Parking; 305 -PUD; 403 -Building Code Fees; 501 -Water Systems; 603 -Seasonal Parking; 702 -Liquor Licensing; 703 -Liquor Penalty; 901 -Animals; 904 -Animal Penalty; 1002-Business Licensing; 1004-Cannabis Licensing; 1005 -Peddling Licensing; 1302 -Charitable Gambling; 1406 -Rental Dwelling License; 1501 -Utility; 1602 -Illicit Discharge; and 1701 -Storm Water Management.
Approved: May 21, 2025
BY ORDER OF THE CITY COUNCIL
Vickie Keating, City Clerk
Published one time in the White Bear Press on June 11, 2025.

NOTICE OF MORTGAGE FORECLOSURE SALE
PUBLIC NOTICE
THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION. NOTICE IS HEREBY GIVEN: That default has occurred in the conditions of the following described mortgage: DATE

OF MORTGAGE: February 17, 2006 ORIGINAL AMOUNT OF MORTGAGE: \$335,250.00 MORTGAGOR(S): Marcella Hesse, A Single Woman MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Homecomings Financial Network, Inc., its successors and assigns TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc. MIN#: 100062604274174988 SERVICER: Nationstar Mortgage LLC. LENDER: Homecomings Financial Network, Inc. DATE AND PLACE OF FILING: Ramsey County Minnesota, Recorder, on February 27, 2006, as Document No. 3928536. ASSIGNED TO: U.S. Bank National Association, as Trustee for LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-12N by an Assignment of Mortgage dated 09/11/2015, and recorded on 10/05/2015 as Document No. A04577248. LEGAL DESCRIPTION OF PROPERTY: Lot Sixteen (16), Block One (1), Valley Oaks, according to the recorded plat thereof on file and record in the Office of the Register of Deeds within and for Ramsey County, Minnesota PROPERTY ADDRESS: 4497 S Oakleaf Ct, Vadnais Heights, MN 55127 PROPERTY I.D: 213022220006 COUNTY IN WHICH PROPERTY IS LOCATED: Ramsey THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: Four Hundred Sixty-Five Thousand Eight Hundred Forty-Six and 91/100 (\$465,846.91) THAT no action or proceeding has been instituted at law to recover the debt secured by said mortgage, or any part thereof; that there has been compliance with all pre-foreclosure notice and acceleration requirements of said mortgage, and/or applicable statutes; PURSUANT, to the power of sale contained in said mortgage, the above described property will be sold by the Sheriff of said county as follows: DATE AND TIME OF SALE: 10:00AM on July 17, 2025PLACE OF SALE: 360 Wabasha Street N, Suite 111, St. Paul, MN 55102 to pay the debt then secured by said mortgage and taxes, if any actually paid by the mortgagee, on the premises and the costs and disbursements allowed by law. The time allowed by law for redemption by said mortgagor(s), their personal representatives or assigns is 6.00 months from the date of sale. If Mortgage is not reinstated under Minn. Stat. Section580.30 or the property is not redeemed under Minn. Stat. Section580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on January 17, 2026, or the next business day if January 17, 2026 falls on a Saturday, Sunday or legal holiday. "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, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED." Dated: May 28, 2025 U.S. Bank National Association, as Trustee for LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-12N Randall S. Miller and Associates, PLLC Attorneys for Assignee of Mortgage/Mortgagee Edinburgh Executive Office Center, 8525 Edinbrook Crossing North Suite #210 Brooklyn Park, MN 55443 Phone: 952-232-0052 Our File No. 25MN00030-1 A-4843457 05/28/2025, 06/04/2025, 06/11/2025, 06/18/2025, 06/25/2025, 07/02/2025
Published six times in the White Bear Press on May 28, June 4, 11, 18, 25 and July 2, 2025.

STATE OF MINNESOTA
CONCILIATION COURT - GOODHUE COUNTY
LEGAL NOTICE – NOTICE OF STATEMENT OF CLAIM
CASE NO: 25-CO-25-66
To: AHMED ALFARTTOOSI
395 LUELLA ST N, APT 205
SAINT PAUL, MN 55119
You are hereby notified that a Statement of Claim has been filed against you in the Conciliation Court of Goodhue County MN, by the Plaintiff, Certegy Payment Solutions, whose address is P.O. Box 7189 Clearwater, FL 33758. The claim involves an unpaid debt in the amount of \$3,500 plus costs as allowed by law.
You are required to respond to this claim by appearing Aug. 6, 2025 or as directed by the court. Failure to appear or respond as required may result in a default judgment being entered against you for the relief demanded in the Statement of Claim.
If you have any questions, you may contact the Conciliation Court of Goodhue County or Certegy Payment Solutions 727.440.3911.
Published three times in the White Bear Press on June 4, 11 and 18, 2025.

STATE OF MINNESOTA, COUNTY OF RAMSEY
DISTRICT COURT, SECOND JUDICIAL DISTRICT
PROBATE COURT DIVISION
COURT FILE NO. 62-PR-25-446
NOTICE OF REMOTE HEARING ON PETITION FOR FORMAL PROBATE OF WILL, APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS
In re the Estate of:
Thomas Eugene Mason, a/k/a

Thomas E. Mason, Decedent.
NOTICE is given that on Wednesday, August 27, 2025, from 2:30 p.m. until 2:45 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 October 12, 2022, ("Will"), and for the appointment of Whitney Mason, whose address is 611 Ottawa Ave, Saint Paul, Minnesota 55107, 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.
Date: June 3, 2025
BY THE COURT:
Michael Upton, Court Administrator
BY: Elizabeth Girling, Deputy Court Administrator
Attorney for Petitioner
Neil T. Nelson
Obenland and Nelson Law
605 South Lakeshore Drive
Glenwood, MN, 56334
Attorney License No: 0388073
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FAX: (320) 634-4583
Email: neil@onlawmn.com
Published two times in the White Bear Press on June 11 and 18, 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-24-6729
loanDepot.com, LLC,
Plaintiff,
vs.
Patti M. Stevens, Homeopco Sub ATrust, and
Secretary of Housing and Urban Development,
Defendants.
NOTICE IS HEREBY GIVEN that under and by virtue of a Judgment and Decree entered in the above-entitled action on April 29, 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: July 31, 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: Lot 15, Auditor's Subdivision No. 77, except the North 55 feet thereof, Ramsey County, Minnesota PROPERTY ADDRESS: 756 McKnight Road North, Maplewood, MN 55119 PROPERTY ID: 25-29-22-33-0049 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 WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT ABANDONED, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED. Dated: 5/29/25 Bob Fletcher Sheriff of Ramsey County, Minnesota By: /s/Michael Frank, Deputy Drafted by: Michael Everson, #0388310 RANDALL S. MILLER & ASSOCIATES 8525 Edinbrook Crossing & Suite 210 Brooklyn Park, MN 55443 (612) 223-6873 File No. 23MN00214-2 A-4844537 06/11/2025, 06/18/2025, 06/25/2025, 07/02/2025, 07/09/2025, 07/16/2025
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