

**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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**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 northerly line; thence South 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.

**CITY OF VADNAIS HEIGHTS  
NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that the Vadnais Heights City Council will meet and consider Ordinance No. 793: Setting Mayor and Council Compensation for 2026 at 7:00 p.m. Tuesday, February 3, 2026 at City Hall, 800 East County Road E.

The materials are available for public review at City Hall during normal business hours. Questions or comments should be directed to Kevin Watson, City Administrator at kevin.watson@cityvadnaisheights.com or 651-204-6000.

FOR THE CITY COUNCIL OF THE  
CITY OF VADNAIS HEIGHTS  
Kevin P. Watson, City Administrator  
Dated: January 6, 2025

Published two times in the Vadnais Heights Press on January 21 and 28, 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 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-PRK28557-0-KB  
RAMSEY COUNTY  
ADVERTISEMENT FOR BIDS  
STATE PROJECT NO. S.P. 062-090-005,  
MINN PROJECT NO. CRP 6225 (125)  
BID OPENING FEBRUARY 12, 2026**

Ramsey County will receive sealed electronic bids for Bid PRK28557-0-2026/KB, Bruce Vento Trail Extension, Phase 1 Construction Project until **2:00 PM, Thursday, February 12, 2026**, through [DemandStar.com](http://DemandStar.com). Immediately thereafter, all bids will be opened publicly and read aloud via Zoom, <https://tinyurl.com/ZOOMRamseyCoSolicPRK28557>.

The project involves the construction of approximately 2.6 miles of mixed-use off-road trail between Buerkle Road and the US 61/White Bear Avenue intersection. Pedestrian and cyclist trail amenities such as wayside rest areas with benches, wayfinding signage, kiosks, landscaping, and safety signage are included throughout the corridor. The project also includes the construction of new stormwater management infrastructure, utilizing existing ditches and swales as much as possible for infiltration of runoff. Minor wetland and floodplain impacts will be required, and compensatory mitigation is proposed. The project includes reduction in shoulder width and introduction of concrete curb and gutter along Hoffman Road to accommodate the trail construction within existing roadway right of way. Pedestrian crossing safety improvements are included at Buerkle Road, Schueneman Road and US 61 at the northern terminus of the trail segment.

Bidding documents, including the Bid Form, Drawings, and Specifications, will be available to be downloaded from DemandStar on our website at <http://www.demandstar.com>. A bid bond in the amount of 5% is required. Minimum wage rates to be paid by the Contractors have been predetermined and are subject to the Work Hours Act of 1962, P.L. 87-581 and implementing regulations. All prospective Bidders/respondents are hereby cautioned not to contact any member of the Ramsey County Staff or officials other than the specified contact person in the Ramsey County Procurement Department in St. Paul.

Minimum wage rates to be paid by the Contractors have been predetermined and are subject to the Work Hours Act of 1962, P.L. 87-581 and implementing regulations.

The Minnesota Department of Transportation hereby notifies all bidders:

in accordance with Title VI of the Civil Rights Act of 1964 (Act), as amended and Title 49, Code of Federal Regulations, Subtitle A Part 21, Non-discrimination in Federally-assisted programs of the Department of Transportation, it will affirmatively assure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded maximum opportunity to participate and/or to submit bids in response to this invitation, and will not be discriminated against on the grounds of race, color, disability, age, religion, sex or national origin in consideration for an award;

in accordance with Title VI of the Civil Rights Act of 1964 as amended, and Title 23, Code of Federal Regulations, Part 230 Subpart A-Equal Employment Opportunity on Federal and Federal-Aid Construction Contracts (including supportive services), it will affirmatively assure increased participation of minority groups and disadvantaged persons and women in all phases of the highway construction industry, and that on any project constructed pursuant to this advertisement equal employment opportunity will be provided to all persons without regard to their race, color, disability, age, religion, sex or national origin;

in accordance with the Minnesota Human Rights Act, Minnesota Statute 363A.08 Unfair Discriminatory Practices, it will affirmatively assure that on any project constructed pursuant to this advertisement equal employment opportunity will be offered to all persons without regard to race, color, creed, religion, national origin, sex, marital status, status with regard to public assistance, membership or activity in a local commission, disability, sexual orientation, or age;

in accordance with the Minnesota Human Rights Act, Minnesota Statute 363A.36 Certificates of Compliance for Public Contracts, and 363A.37 Rules for Certificates of Compliance, it will assure that appropriate parties to any contract entered into pursuant to this advertisement possess valid Certificates of Compliance.

If you have employed more than 40 full-time employees in any state, on any single working day during the previous 12 months, you must have a compliance certificate issued by the Minnesota Department of Human Rights to bid on any job in this advertisement. Please contact the Department of Human Rights immediately if you need assistance in obtaining a certificate.

If you are not a current holder of a compliance certificate issued by the Minnesota Department of Human Rights and intend to bid on any job in this advertisement you must contact the Department of Human Rights immediately for assistance in obtaining a certificate.

The following notice from the Minnesota Department of Human Rights applies to all contractors:

"It is hereby agreed between the parties that Minnesota Statute, section 363A.36 and Minnesota Rules, parts 5000.3400 to 5000.3600 are incorporated into any contract between these parties based on this specification or any modification of it. A copy of Minnesota Statute 363A.36 and Minnesota Rules, parts 5000.3400 to 5000.3600 is available upon request from the contracting agency."

"It is hereby agreed between the parties that this agency will require affirmative action requirements be met by contractors in relation to Minnesota Statute 363A.36 and Minnesota Rules 5000.3600. Failure by a contractor to implement an affirmative action plan or make a good faith effort shall result in revocation of its certificate or revocation of the contract (Minnesota Statute 363A.36, Subd. 2 and 3)."

Published one time in the Vadnais Heights Press on January 21, 2026.

**RAMSEY COUNTY, MINNESOTA  
OFFICE OF THE COUNTY MANAGER  
ST. PAUL, MINNESOTA  
BOARD OF COMMISSIONERS MINUTES  
JANUARY 6, 2026**

The Ramsey County Board of Commissioners met in regular session at 9:03 a.m. with the following members present: Jebens-Singh, McGuire, McMurtrey, Miller, Moran, Xiong, and Chair Ortega. Also present were Ling Becker, County Manager, and Jada Lewis, Civil Division Director, Ramsey County Attorney's Office.

AGENDA of January 6, 2026 was presented for approval. Motion by Xiong, seconded by McGuire. Unanimously approved.

MINUTES of December 16, 2025 were presented for approval. Motion by Miller, seconded by Moran. Unanimously approved.

LAND ACKNOWLEDGEMENT Read by Commissioner Moran.

**POLICY ITEMS**

Board of Commissioners – Election of the Chair for 2026. Motion by McMurtrey, seconded by Xiong. Unanimously approved. (B2026-001)

Board of Commissioners – Election of the Vice-Chair for 2026. Motion by McGuire, seconded by Moran. Unanimously approved. (B2026-002)

Board of Commissioners – Rules of Procedure for 2026. Motion by Miller, seconded by Xiong. Unanimously approved. (B2026-003)

Board of Commissioners – Appointments to Standing Committees for 2026. Motion by Jebens-Singh, seconded by Xiong. Unanimously approved. (B2026-004)

Board of Commissioners – Appointments to Outside Boards and Committees for 2026. Motion by McMurtrey, seconded by Miller. Unanimously approved. (B2026-005)

Board of Commissioners – Appointment of Members to the Ramsey County Housing and Redevelopment Authority for 2026. Motion by McGuire, seconded by Jebens-Singh. Unanimously approved. (B2026-006)

Board of Commissioners – Appointment of Members to the Ramsey County Regional Railroad Authority for 2026. Motion by Miller, seconded by Xiong. Unanimously approved. (B2026-007)

**ADMINISTRATIVE ITEMS**

Board of Commissioners – Cancellation of Board Meetings in 2026. Motion by Moran, seconded by Miller. Unanimously approved. (B2026-008)

County Manager's Office – Contract with Press Publications, Inc for 2026 Newspaper Publications. Motion by Moran, seconded by Miller. Unanimously approved. (B2026-009)

**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**

Presented by Chair Ortega. Discussion can be found on archived video.

**ADJOURNMENT**

Chair Ortega declared the meeting adjourned at 9:46 a.m.

Published one time in the Vadnais Heights Press on January 21, 2026.

**RAMSEY COUNTY, MINNESOTA  
OFFICE OF THE COUNTY MANAGER  
ST. PAUL, MINNESOTA  
PUBLIC NOTICE OF 2026**

**RAMSEY COUNTY CHARTER COMMISSION MEETINGS**

NOTICE IS HEREBY GIVEN that the Ramsey County Charter Commission will hold its 2026 regular meetings at 6:00 p.m. or as soon thereafter as possible, on the following dates: January 26, 2026; February 2, 2026; May 4, 2026; August 3, 2026; and October 19, 2026. For greater community accessibility and public participation, the Charter Commission meets at rotating locations throughout the county. The Charter Commission may also meet virtually when permitted under Minnesota Statutes Sec. 13D.01.021, subd. 1.

Agendas, minutes, and location information will be posted 3 days prior to each meeting date at [ramseycounty.us/CharterCommission](http://ramseycounty.us/CharterCommission). Any questions or comments may be emailed to [ChiefClerk@co.ramsey.mn.us](mailto:ChiefClerk@co.ramsey.mn.us).

Published one time in the Vadnais Heights Press on January 21, 2026.

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

**COURT FILE NO. 62-PR-26-13**

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

Estate of  
Yvonne Marie Schulz, a/k/a Yvonne M. Schulz,  
Decedent

NOTICE is given that on **Wednesday, February 11, 2026 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 15, 2004 ("Will"), and for the appointment of Elizabeth A. Durbahn, whose address is 18 Osprey Court, North Oaks, MN 55127, 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 SOIB.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:**

Tracey Ames, Court Administrator  
BY: Benjamin Linker, Deputy Court Administrator  
Date: January 8, 2026  
**Attorney for Petitioner**  
R. Glenn Nord  
R. Glenn Nord, P. A.

20686 Holyoke Avenue, PO Box 427  
Lakeville, MN 55044  
Attorney License No.: 79625  
Telephone: 952-469-4948 / FAX: 952-469-4940  
Email: glenn@rgnordlaw.com  
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**STATE OF MINNESOTA, COUNTY OF RAMSEY  
DISTRICT COURT, SECOND JUDICIAL DISTRICT**

**COURT FILE NO. 62-PR-25-1038**

**CASE TYPE: INFORMAL PROBATE**

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

In re the Estate of Larry Stuedemann, a/k/a Larry F. Stuedemann and Larry Frederick Stuedemann,  
Decedent

**TO ALL INTERESTED PERSONS AND CREDITORS:**

Notice is hereby given that an Amended Application filed on December 22, 2025 for informal probate of the above-named Decedent's Last Will dated August 12, 2025 ("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: Michael Palme, 6509 147th Street West, Savage, MN 55378, as personal representative of the Estate of the Decedent. Any heir, devisee or other interested person may be entitled to appointment as personal representative or may object to the appointment of the personal representative. Unless objections are filed pursuant to Minn. Stat. § 524.3-607, and the court otherwise orders, the personal representative has full power to administer the Estate, including, after 30 days from the date of issuance of letters, the power to sell, encumber, lease or distribute real estate.

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

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

Laura J. Stevens, Probate Registrar

Theresa Ames, Court Administrator

Date: December 29, 2025

*Published two times in the Vadnais Heights Press on January 14 and 21, 2026.*

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

**COURT FILE NO. 62-PR-26-12**

**NOTICE OF REMOTE HEARING ON PETITION FOR FORMAL  
ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRSHIP,  
APPOINTMENT OF PERSONAL REPRESENTATIVE**

in re the Estate of:  
Cindy Lee Fickle, a/k/a Cindy L. Fickle,  
Decedent.

NOTICE is given that on **Wednesday, February 11, 2026 from 2:15 p.m. until 2:30 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 Hidir Campbell, whose address is 1215 Adams Street South, Cambridge, Minnesota 55008 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.

**BY THE COURT:**

Tracey Ames, District Court Administrator  
BY: Benjamin Linker, Deputy Court Administrator  
Date: January 7, 2026  
**Attorney for Petitioner:**  
Paul D. Funke  
Funke Law  
3820 Cleveland Ave. N., Suite 500  
St. Paul, MN 55112  
Attorney License No: 0395366  
Telephone: (651) 332-8700  
Email: paul@funkelawoffice.com  
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