

CITY OF VADNAIS HEIGHTS

PUBLIC NOTICE

The City Council of the City of Vadnais Heights has adopted Ordinance 790: Repealing City Code at Chapter 10, Article II, Division 8: Cannabinoid Products. The ordinance establishes the following:

- Repealing City Code at Chapter 10, Article II, Division 8: Cannabinoid Products due to obsolescence following establishment of the state Office of Cannabis Management, and establishment of city registration procedures for state-issued cannabis retail licenses.

The full text of Ordinance No. 790 is available for inspection at Vadnais Heights City Hall during regular business hours.

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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 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-PUBW29844-0-2025/KB
OPENING DATE: 8/14/25
PROJECT DESCRIPTION: RAMSEY COUNTY, THROUGH THE PUBLIC WORKS DEPARTMENT, SEEKS A CONTRACTOR FOR THE CONSTRUCTION OF STORM DRAIN, RETAINING WALL, AND BITUMINOUS PAVEMENT IN THE CITY OF ROSEVILLE, MINNESOTA, AT THE INTERSECTION OF CSAH 50 (HAMLINE AVENUE NORTH) AND CLARMAR AVENUE WEST.

Published one time in the Vadnais Heights Press on July 23, 2025.

RAMSEY COUNTY ATTORNEY’S OFFICE

NOTICE OF CANCELLATION OF CONTRACT FOR DEED

TO: Linda Phillips, Personal Representatives or Assigns
THIS NOTICE IS TO INFORM YOU THAT BY THIS NOTICE THE SELLER HAS BEGUN PROCEEDINGS UNDER MINNESOTA STATUTES, SECTION 559.21, TO TERMINATE YOUR CONTRACT FOR THE PURCHASE OF YOUR PROPERTY FOR THE REASONS SPECIFIED IN THIS NOTICE. THE CONTRACT WILL TERMINATE.

90 DAYS AFTER

SERVICE OF THIS NOTICE UPON YOU UNLESS BEFORE THEN:
(a.) THE PERSON AUTHORIZED IN THIS NOTICE TO RECEIVE PAYMENTS RECEIVES FROM YOU:

- (1.) THE AMOUNT THIS NOTICE SAYS YOU OWE, PLUS**
- (2.) THE COSTS OF SERVICE (TO BE SENT TO YOU); PLUS.**
- (3.) \$500.00 TO APPLY TO ATTORNEY’S FEES ACTUALLY EXPENDED OR INCURRED; PLUS**
- (4.) FOR CONTRACTS EXECUTED ON OR AFTER MAY 1, 1980, ANY ADDITIONAL PAYMENTS BECOMING DUE UNDER THE CONTRACT TO THE SELLER AFTER THIS NOTICE WAS SERVED ON YOU; PLUS.**
- (5.) FOR CONTRACTS, OTHER THAN EARNEST MONEY CONTRACTS, PURCHASE AGREEMENTS, AND EXERCISED OPTION, EXECUTED ON OR AFTER AUGUST 1, 1985, \$214.91 (WHICH IS TWO PERCENT OF THE AMOUNT IN DEFAULT AT THE TIME OF SERVICE OTHER THAN THE FINAL BALLOON PAYMENT, ANY TAXES, ASSESSMENTS, MORTGAGES OR PRIOR CONTRACTS THAT ARE ASSUMED BY YOU); OR**
- (b.) YOU SECURE FROM A COUNTY OR DISTRICT COURT AN ORDER THAT THE TERMINATION OF THE CONTRACT BE SUSPENDED UNTIL YOUR CLAIMS OR DEFENSES ARE FINALLY DISPOSED OF BY TRIAL, HEARING OR SETTLEMENT. YOUR ACTION MUST SPECIFICALLY STATE THOSE FACTS AND GROUNDS THAT DEMONSTRATE YOUR CLAIMS OR DEFENSES.**

IF YOU DO NOT DO ONE OR THE OTHER OF THE ABOVE THINGS WITHIN THE TIME PERIOD SPECIFIED IN THIS NOTICE, YOUR CONTRACT WILL TERMINATE AT THE END OF THE PERIOD AND YOU WILL LOSE ALL THE MONEY YOU HAVE PAID ON THE CONTRACT; YOU WILL LOSE YOUR RIGHT TO POSSESSION OF THE PROPERTY; YOU MAY LOSE YOUR RIGHT TO ASSERT ANY CLAIMS OR DEFENSES THAT YOU MIGHT HAVE; AND YOU WILL BE EVICTED. IF YOU HAVE ANY QUESTIONS ABOUT THIS NOTICE, CONTACT AN ATTORNEY IMMEDIATELY.

THE PERSON AUTHORIZED TO RECEIVE PAYMENTS PURSUANT TO THIS NOTICE IS:

Kaylee Hockein-Bryse
Productive Properties
90 West Plato Boulevard
St. Paul, MN 55107
(651) 266-2056

YOU ARE HEREBY FURTHER NOTIFIED THAT default has been made in the conditions of that certain contract, recorded as Document No. T02747913 on January 11, 2023, whereby Heather Bestler, County Auditor/Treasurer for the County of Ramsey, as vendor, sold and agreed to convey to Linda Phillips, Single Individual, as vendee, the tract of land lying in the County of Ramsey, State of Minnesota, described as follows:

The West 68 feet of the East 136.79 feet of Lot 7, Block 1, Auditors Subdivision No. 70. Except the South 219.73 feet thereof. Address: 558 Arlington Ave E., Saint Paul, MN 55130

PID #: 20-29-22-31-0028

That the conditions of said contract in which said default has been made are as follows:

Delinquent payments and interest	\$ 10,745.83
Delinquent taxes and assessments	\$ 10,697.93
	\$ 21,443.76

AND THAT said contract will be canceled and terminated 90 days after the service of this notice upon you unless you make the necessary payments or obtain a court order as set forth above.

Scott Schwahn (0222239), Asst. Ramsey County Attorney
360 Wabasha Street North, Suite 100, St. Paul, MN 55102
(651) 266-3014

This Instrument was drafted by: Ramsey County Attorney’s Office , 360 Wabasha Street North, Suite 100, St. Paul, MN 55102.

Published three times in the Vadnais Heights Press on July 23, 30 and August 6, 2025.

STATE OF MINNESOTA, COUNTY OF CARLTON DISTRICT COURT, SIXTH JUDICIAL DISTRICT

COURT FILE NO. 09-CV-25-1148

CASE TYPE: CHANGE OF NAME

In the Matter of the Application of Natasha Mary Cloud and Kristofor Shane Cloud for a Change of Name OBO Minor Child

NOTICE OF HEARING BY PUBLICATION (NAM209)

Name of parent to be notified:
Lolita Whitebird
Last known address:
Ramsey County - Homeless
An Application for Name Change has been filed by Natasha Mary Cloud and Kristofor Shane Cloud for a change of name for the minor child Ishkode Ogichidaa Whitebird to Ishkode Ogichidaa Cloud. A hearing on this Application

will be held remotely via Zoom on August 21, 2025, at 1:00 p.m.

You may obtain a copy of the Application for Name Change from
1780 Justice Drive, Suite #2700
Carlton, Minnesota 55718

If you do not appear at the scheduled hearing, the Petitioner’s Application for a Name Change for the minor child may be granted.

Chloe Fredrickson, Court Administrator/Deputy

Date: July 7, 2025

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STATE OF MINNESOTA, DAKOTA COUNTY DISTRICT COURT, FIRST JUDICIAL DISTRICT

COURT FILE NUMBER: 19WS-CV-25-383

CASE TYPE: HARASSMENT

NOTICE OF ISSUANCE OF HARASSMENT RESTRAINING ORDER BY PUBLICATION

Breanna Sue Verdon,
Petitioner

vs.

Michael Verdon,
Respondent.

To Respondent: Michael Verdon

YOU ARE NOTIFIED that a hearing is scheduled for July 25, 2025 at 9:00 a.m. via Remote Zoom Hearing. Contact Dakota County Court for infor to access remote hearing.

Failure to appear at a scheduled hearing or to get a copy of the Harassment Restraining Order will not be a defense to prosecution for violation of the Court’s order.

Date: July 14, 2025

Maria King, Court Administrator/Deputy

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STATE OF MINNESOTA

CONCILIATION COURT – GOODHUE COUNTY

LEGAL NOTICE

CASE NO: 25-CO-25-138

To: Anita Phan

3035 White Bear Ave N Suite 23 Maplewood, MN 55109

NOTICE OF STATEMENT OF CLAIM

You are hereby notified that a Statement of Claim has been filed against you in the Conciliation Court of Goodhue County, Minnesota, by the Plaintiff, Certegy Payment Solutions, whose address is P.O. Box 7189 Clearwater, FL 33758. The claim involves an unpaid debt.

The amount claimed is \$ 10,500 plus costs as allowed by law.

You are required to respond to this claim by appearing at the scheduled hearing or as directed by the court which is set for Sept 3rd 2025 at 1pm CDT.

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

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STATE OF MINNESOTA, COUNTY OF RAMSEY DISTRICT COURT, SECOND JUDICIAL DISTRICT

CASE TYPE: CONTRACT

Court File No.: 62-CV-25-5289

Judge: Reynaldo Aligada, Jr.

SUMMONS

NorthStar Education Finance Inc.,

Plaintiff,

v.

Sean Segelstrom,
Defendant.

This Summons is directed to Sean Segelstrom.

1. YOU ARE BEING SUED. The Plaintiff has started a lawsuit against you. The Plaintiff’s Complaint against you is on file in the office of the court administrator of the above-named court. Do not throw these papers away. They are official papers that affect your rights. You must respond to this lawsuit even though it may not yet be filed with the Court and there may be no court file number on this Summons.

2. YOU MUST REPLY WITHIN 21 DAYS TO PROTECT YOUR RIGHTS. You must give or mail to the person who signed this summons a written response called an Answer within 21 days after the first publication of this Summons. You must send a copy of your Answer to the person who signed this Summons located at:

Halpern Cottrell Green PA
2287 Waters Dr
Mendota Heights MN 55120-1363.

3. YOU MUST RESPOND TO EACH CLAIM. The Answer is your written response to the Plaintiff’s Complaint. In your Answer you must state whether you agree or disagree with each paragraph of the Complaint. If you believe the Plaintiff should not be given everything asked for in the Complaint, you must say so in your Answer.

4. YOU WILL LOSE YOUR CASE IF YOU DO NOT SEND A WRITTEN RESPONSE TO THE COMPLAINT TO THE PERSON WHO SIGNED THIS SUMMONS. If you do not answer within 21 days, you will lose this case. You will not get to tell your side of the story, and the Court may decide against you and award the Plaintiff everything asked for in the Complaint. If you do not want to contest the claims stated in the Complaint, you do not need to respond. A default judgment can then be entered against you for the relief requested in the Complaint.

5. LEGAL ASSISTANCE. You may wish to get legal help from a lawyer. If you do not have a lawyer, the Court Administrator may have information about places where you can get legal assistance. **Even if you cannot get legal help, you must still provide a written Answer to protect your rights or you may lose the case.**

6. ALTERNATIVE DISPUTE RESOLUTION. The parties may agree to or be ordered to participate in an alternative dispute resolution process under Rule 114 of the Minnesota General Rules of Practice. You must still send your written response to the Complaint even if you expect to use alternative means of resolving this dispute.

This communication is with a debt collector, attempting to collect a debt, and any information obtained will be used for that purpose.

Halpern Cottrell Green PA

Dated: July 1, 2025

BY: William G. Cottrell, 0146092; Andrew A. Green, 0394873

2287 Waters Dr., Mendota Heights MN 55120-1363

(651) 905-0496 / bill@halperncottrell.com / andrew@halperncottrell.com

Attorneys for Plaintiff

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STATE OF MINNESOTA, COUNTY OF RAMSEY DISTRICT COURT, SECOND JUDICIAL DISTRICT

CASE TYPE: CONTRACT

Court File No.: 62-CV-25-5368

CIVIL SUMMONS

Shoreview Housing Phase 2 LLC,

Plaintiff

vs.

Fidelina Manzanarez Valle, Justin Flory;
Defendants

This Summons is directed to: Fidelina Manzanarez and Justin Flory.

1. You are being sued. The Plaintiff has started a lawsuit against you. The Complaint is attached to this Summons. Do not throw these papers away. They are official papers that start a lawsuit and affect your legal rights, even if

nothing has been filed with the court and even if there is no court file number on this Summons.

2. You must BOTH reply, in writing, AND get a copy of your reply to the person/business who is suing you within 21 days to protect your rights. Your reply is called an *Answer*. Getting your reply to the Plaintiff is called *service*. You must serve a copy of your *Answer* or *Answer and Counterclaim (Answer)* within 21 days from the date you received the Summons and Complaint.

ANSWER: You can find the Answer form and instructions on the MN Judicial Branch website at www.mncourts.gov/forms under the “Civil” category. The instructions will explain in detail how to fill out the Answer form.

3. You must respond to each claim. The *Answer* is your written response to the Plaintiffs *Complaint*. In your *Answer* you must state whether you agree or disagree with each paragraph of the *Complaint*. If you think the Plaintiff should not be given everything they asked for in the *Complaint*, you must say that in your *Answer*.

4. SERVICE: You may lose your case if you do not send a written response to the Plaintiff. If you do not serve a written Answer within 21 days, you may lose this case by default. You will not get to tell your side of the story. If you choose not to respond, the Plaintiff may be awarded everything they asked for in their *Complaint*. If you agree with the claims stated in the *Complaint*, you don’t need to respond. A default judgment can than be entered against you for what the Plaintiff asked for in the *Complaint*.

To protect your rights, you must serve a copy of your Answer on the person who signed this Summons in person or by mail at this address:

Landlord Resource Network, Attn: Ralph Love, 225 S. 6th Street, Suite 3900, Minneapolis, MN 55402.

5. Carefully read the Instructions (CIV301) for the Answer for your next steps.

6. Legal Assistance. You may wish to get legal help from an attorney. If you do not have an attorney and would like legal help:

- Visit www.mncourts.gov/selfhelp and click on the “Legal Advice Clinics” tab to get more information about legal clinics in each Minnesota county.
- Court Administration may have information about places where you can get legal assistance.

NOTE: Even if you cannot get legal help, you must still serve a written Answer to protect your rights or you may lose the case.

7. Alternative Dispute Resolution (ADR). The parties may agree to or be ordered to participate in an ADR process under Rule 114 of the Minnesota Rules of Practice. You must still serve your written *Answer*, even if you expect to use ADR.

Date: March 18, 2025

/s/ Ralph Love

225 S. 6th Street, Suite 3900, Minneapolis, MN 55402

612-314-3177 / ralph@landlordresource.net

Attorney for Plaintiff #0397076

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

COURT FILE NO: 62-PR-25-610

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:

Susan Lee White, Decedent

NOTICE is give that on **Wednesday, October 1, 2025, from 2:15p.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 Judy Kramer, whose address is 20891 145th Ave., Wadena, Minnesota 56482, 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: July 15, 2025

Attorney for Petitioner:

Grant K. Skoog

Skoog Law

24 Colfax Ave SW

PO Box 623

Wadena, MN 56482

Attorney License No: 0403246

Telephone: (218)631-1228

Email: grant@skooglaw.com

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STATE OF MINNESOTA, COUNTY OF RAMSEY DISTRICT COURT, SECOND JUDICIAL DISTRICT

COURT FILE NO. 62-PR-25-583

CASE TYPE: INFORMAL PROBATE

NOTICE OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS (WITHOUT A WILL)

In re the Estate of Sandra Kay Wright,

Decedent

TO ALL INTERESTED PERSONS AND CREDITORS:

Notice is hereby given that an application for informal appointment of personal representative has been filed with the Probate Registrar. No will has been presented for probate. The application has been granted.

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

Self-Represented Litigant

Wade William Wright

2051 Case Avenue East

Saint Paul MN 55119

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.

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

Michael F. Upton, Court Administrator

Date: July 3, 2025

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

COURT FILE NO. 62-PR-25-591

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

**Estate of
Barbara Wilfahrt,
Decedent**

NOTICE is given that on **Wednesday, September 17, 2025, from 3:00 p.m. until 3:15 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 May 23, 2019 ("Will"), and for the appointment of John Rominski - A Collection Agent for Ramsey County Human Services, whose address is 360 Wabasha Street N., Suite 100, St. Paul, MN 55102, as personal representative of the Estate of the Decedent in a supervised administration.

Information on how to participate in the remote hearing can be obtained by calling the Court at 651-266-8145.

Any objections to the Petition or Will must be filed with the Court prior to or raised at the hearing. If proper and if no objections are filed or raised, the personal representative will be appointed with full power to administer the estate including the power to collect all assets, to pay all legal debts, claims, taxes and expenses, to sell real estate and personal property, and to do all necessary acts for the estate. If objections are filed, another hearing may be scheduled.

Any charitable beneficiary may request notice of the probate proceeding be given to the attorney general pursuant to Minnesota Statute Section 501B.41, Subdivision 5.

NOTICE SHALL BE GIVEN by publishing this Notice as provided by law and by mailing a copy of this Notice at least 14 days prior to the hearing date to all interested persons and persons who have filed a demand for notice.

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

BY THE COURT

Michael F. Upton, Court Administrator

BY: Elizabeth Girling, Deputy Court Administrator

Date: July 3, 2025

Attorney for Petitioner:

Caitlin Mohamed (0402216)

Assistant Ramsey County Attorney

360 Wabasha Street N., Suite 100 St. Paul, MN 55102

Telephone: 651-266-3059

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

COURT FILE NO. 62-PR-25-586

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

In re the Estate of:

Lynn M. Bruski,

Decedent.

NOTICE is given that on **Wednesday, September 17, 2025, 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 Ryan M. Guerin, whose address is 4207 Bridgewood Terrace, Vadnais Heights, Minnesota 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 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:

Michael F. Upton, District Court Administrator

BY: Elizabeth Girling, Deputy Court Administrator

Date: July 3, 2025

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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