

Anoka County:

Appeals Court Affirms \$420,000 In Damages

County Breached Three Written Contracts; Actions of County Attorney's Office Questioned

Christmas may have come a month early for Ricky Johnson, owner of Johnson's Deer and Beaver, Inc. On November 27, 2017, the Minnesota Court of Appeals in case A17-0531 affirmed an Anoka County District Court ruling ordering the county to pay Mr. Johnson \$420,000 for breach of contract.



Anoka County Attorney
Tony Palumbo

Mr. Johnson provides deer and beaver carcass removal and disposal from highways and other public property under contract with various local governments. From 1999 through 2015, he was contracted by Anoka County for this service through a bid process. He has decades of experience working in animal removal.

Under the terms of the contract, Mr. Johnson was responsible for all of his equipment, insurance, cell phone, motor vehicle, winch, and fuel costs. He was required to transport deer carcasses to a wildlife center.

The county was billed a flat rate fee and a per carcass fee each month. The flat fee covered the first ten deer per month. Beaver, and additional deer were billed at a fixed per carcass dollar amount.

In 2003, four years into the contract, the county began using jail inmates to remove and dispose of some deer carcasses. They failed to notify Mr. Johnson and continued using inmates until 2015. Each carcass removed by inmates reduced the value of the bid contracts.

labor would stop. The court found that there was no evidence that Mr. Johnson and the county had agreed to modifying the terms of the contract which called for Mr. Johnson to remove "all" deer and beaver carcasses.

The question of whether the county breached the contract was quickly settled by the district court. The county claimed that they did not breach the contracts because the parties intended the word "all" in the contracts to mean something other than "all". They also claimed that Mr. Johnson waived his rights by continuing to work for the county after discovering their use of inmates. Both of the county's claims were dismissed by the district court and they ruled in Mr. Johnson's favor.

Procedurally, the trial to determine financial damages did not go well for the county. The county failed to properly disclose a witness in advance of the trial as required by district court rules. This witness was therefore blocked from testifying. The district court also rejected the county's motion to dismiss the case, rejecting their argument that Mr. Johnson could not prove his damages with a reasonable degree of certainty.

The county claimed that Mr. Johnson's damages were substantially less than \$420,000. The county's relied on deer-collection information kept by inmates on paper records to support their claim that Mr. Johnson was only owed \$71,500. The district court did not find the county's inmate collection information to be credible.

The district court found that Mr. Johnson's revenue loss was pure profit. That decision was made based upon past earnings and testimony regarding the number of deer carcasses provided to the wildlife center. The amount of loss was calculated to be \$420,418.

The county chose not to make a motion for a new trial or to amend the findings following the trial. Instead, the county chose to appeal.

Court of Appeals

Several issues raised by the county were immediately dismissed as being improper. The appellate court

ruled that trial procedure, evidentiary rulings, and jury instructions are not reviewable on appeal unless a motion for a new trial is made, which the county failed to request. Jury instruction claims made by the county were dismissed for being nonsensical. As the appellate court stated, "Because there was no jury trial, the district court's denial of the requested instruction cannot have been prejudicial as there was no jury to instruct."

All of the county's general claims against Mr. Johnson's actions were dismissed, due to the county failing to provide any evidence to support their position. The county failed to explain why they had signed three contracts entitling Mr. Johnson the right to collect "all" deer carcasses and receive payment under the contracts.

The appellate court found that the county contracted with Mr. Johnson to pick up "all" deer carcasses, the word "all" was not ambiguous, and the county was obligated to pay him. The appellate court stated, "Nothing could be clearer. The (county) breached the contract terms by using inmates to pick up some of the carcasses."

Since the county failed to seek a new trial or amended findings, the appellate court's review of the record was limited to only those district court actions that were clearly erroneous. In summary, the district court's awarding of damages was found to be proper.

Appeal or Pay

Anoka County Attorney Tony Palumbo has the option of appealing to the Minnesota Supreme Court, but acceptance for review is unlikely. The high court receives approximately 750 petitions for review each year. Beyond election contests and appeals for first-degree murder cases, review is at the discretion of the high court. On average, only 1 in 10 cases is accepted for review.

In addition to the \$420,418 ordered by the district court in 2016, the county will also be responsible for paying Mr. Johnson's filing fees, plus interest.

The county did not renew Mr. Johnson's contract.

District Court

Mr. Johnson complained to county staff concerning the use of inmates and was assured that the use of inmate

Commissioner Look Calls Out State on MNLARS Debacle

MN Motor Vehicle and License Registration System called "Reckless"

In response to challenges with the state's new motor vehicle registration system, Anoka County had decided to add four additional part-time employees to their license bureau staff. The positions were approved by the Board of Commissioners at their November 28th meeting. New employees would be authorized to work approximately 24 hours per week.

Prior to voting in favor the request, Commissioner Matt Look shared his thoughts on how the county is continually forced to hire employees in response to state and federal programs. He cited programs such as the Affordable



Anoka County
Commissioner Matt Look

Care Act, MnSure, and MNLARS, the state's new motor vehicle and license registration system.

Commissioner Look said, "It seems that we are continually faced with this need to hire staff because of a state that produces systems that are... is ridiculous is a good name? It just amazes me the burden that the legislators put on the county who then have to respond to it. We can't have our customers standing in these endless lines forever... they are not going to stand for that and they shouldn't stand for that. This is not customer service. But we end up having to flood these areas with additional personnel in order to offset the reckless nature of these programs coming out of the state. I just don't find it acceptable."

Commissioner Scott Schulte said in response, "Hopefully we get someone in there competent enough that they can make some executive decisions to fix the problem."

PRSRT STD
ECRWS
U.S. POSTAGE
PAID
EDDM RETAIL

Local
Postal Customer



ANOKA COUNTY WATCHDOG

PAID ADVERTISEMENT

Always on the lookout for governmental waste, fraud, and abuse in Anoka County

December 8th, 2017

Quote of the Week: "With a humbled and gracious heart, I would like to thank everyone for their confidence encouragement and support in the decision to seek the Senate seat! I feel at this time it is the best thing for the district that I stay where I am at and continue to the represent the people of our area in the way that I have for every one of us."

- State Rep. Keith Franke

Quote of the Week: Sec. 5. Succession to offices of governor and lieutenant governor.

In case a vacancy occurs from any cause whatever in the office of governor, the lieutenant governor shall be governor during such vacancy. The compensation of the lieutenant governor shall be prescribed by law. The last elected presiding officer of the senate shall become lieutenant governor in case a vacancy occurs in that office. In case the governor is unable to discharge the powers and duties of his office, the same devolves on the lieutenant governor. The legislature may provide by law for the case of the removal, death, resignation, or inability both of the governor and lieutenant governor to discharge the duties of governor and may provide by law for continuity of government in periods of emergency resulting from disasters caused by enemy attack in this state, including but not limited to, succession to the powers and duties of public office and change of the seat of government.

- MN Constitution Article V, Section 5

FRANKE - GOOD

Before Pervy Al Franken grabs (no pun intended) Minnesota's attention once again, let's give props to a good man you probably don't know.

GOP State Rep. Keith Franke represents Saint Paul Park and the surrounding area, an area that has sent DFLers to the Capitol for many years.

He won this year in a surprise upset and has won well-earned praise at the Capitol for his hard work and quick grasp of the issues.

He has also been recognized as a savvy legislator who well represents his district by crossing party lines when necessary to help his district.

He also fits his district well, offering a blue collar, "main street" perspective on the issues of the day.

A small business owner, he's Republican because he knows the challenges of operating in a heavy regulatory environment and he believes in personal accountability and need for government to offer a hand up instead of a hand out.

Franke's house district sits within the senate district that will soon hold a special election in that closely divided (34-33) body.

While just a freshman, Franke rightly took a close look at running for the senate seat, ultimately deciding that he could best serve the area by remaining in the house.

If don't know him, check out Rep. Keith Franke and get to know him.

He's a rising star in the GOP and we will all hear more from him in the future.

FRANKEN - BAD

Ugh. Here we go again with Al Franken, the bad news that won't go away - just yet.

So after about 17 women came forward to discuss their gross encounters with Pervy Al, liberal women decided these women could finally be believed and they publicly called for Angry Al to step down.

The latest allegation came from a woman who related a story about Pervy Al forcing a kiss on her (sound familiar?), which he justified by saying the behavior was "his right as an entertainer."

Franken indeed resigned from the Senate today, in a pathetic, self-serving floor speech in which he will leave the Senate in the "coming months."

Franken self-righteously declared that the Senate Ethics would have cleared him, that he again "remembered things differently" and that some allegations were merely lies.

He also held himself up as some sort of paragon of virtue because he was begrudgingly resigning while President Trump and Roy Moore were still on the scene.

Franken then went on to congratulate himself for all the good work he's done in the Senate, especially on issues important to liberal women.

The speech lacked humility, responsibility, substance, and grace.

In short, it was the perfect coda for a man lacking in humility, substance, and grace.

Of course, you can't take the politics out of politics, and there is certainly a political angle at play here.

With Conyers and Franken pushed aside, it leaves Trump and Moore still on the field.

Democrats are clearly setting up a political narrative for 2018 that its Republicans who don't take this issue seriously.

And if Roy Moore is elected and seated, the charge will be true.

Trump is in the White House and isn't going anywhere.

With Moore, national Republicans are walking right into the punch by supporting this guy.

Those calling for him to step aside are correct.

Moore is a huge liability and will be the 2018 poster child if elected and seated.

On a different note, speculation runs rampant regarding Governor Dayton's choice to

replace Franken for the remainder of the Senate term.

The odds-on favorite is Lieutenant Governor Tina Smith.

While she is the favorite, some Capitol observers speculate that she won't be the choice because Dayton will need her to navigate the last year of his term, having already lost key staffers.

Moreover, Smith declined to run for governor, indicating she may be done with politics and looking to move on.

In any case, the potential appointment has sparked controversy because the state constitution declares that the state senate president shall become the LTG.

That person is a Republican, which would create yet another vacancy in the senate.

All sorts of legal hypotheticals are floating around the Internet.

Here's our thought: there is no legal or judicial precedent in America that forces a person to assume a political office.

After all, a person really can't be forced to occupy a political office.

There are all sorts of laws removing people from office or preventing them from running in the first place, but there is rightly no law compelling assumption of office.

There may be legal wrangling, but at the end of the day, a person can't be compelled to be LTG.

Dayton would be smart to stay away from the controversy and appoint another liberal to the seat.

There's no shortage of them to go around.

The important story is that another liberal elitist was found out to be a hypocrite and a violator of the rights of others. Most importantly, this creep was held accountable and we are better off for it.

History will rightly remember Al Franken for the loser he really is.

So long, Al. Don't let the door hit you on the way out.

The Anoka County Watchdog is a place where concerned taxpayers can find fact-supported information and other resources about governmental waste and abuse in Anoka County.

My intent is to provide you, the taxpayer, with the information you need to hold your local politicians accountable.

Visit my website and sign up for free weekly e-mail updates at:

www.AnokaCountyWatchdog.com

or contact me personally at:

harold@anokacountywatchdog.com

Sincerely,

Harold E. Hamilton, owner.

PAID ADVERTISEMENT

STATE OF MINNESOTA
COUNTY OF ANOKA

DISTRICT COURT
TENTH JUDICIAL DISTRICT

County of Anoka, State of Minnesota,
Petitioner,

vs.

SCP 2004E-053 LLC; Grand St. Paul CVS, L.L.C. f/k/a Coon Rapids MN CVS, LLC; Wells Fargo Bank Northwest, N.A.; Staubach Capital, Inc.; Becker Mall Properties Limited Partnership; David T. Zweber; Regina N. Zweber; Mortgage Electronic Registration Systems, Inc.; Curtis Fisher; Julie McMonigal; MNSF T3 SPE, LLC; CoreVest Finance f/k/a Colony American Finance 2016-1, Ltd.; City of Coon Rapids; Jeffrey N. Johnson; Victoria Mortgage Corp.; Melissa J. Wallace; John Washburn; Marilyn A. Washburn; CB Pine Point LLC; Federal Home Loan Mortgage Corporation; MMA Mortgage Investment Corporation; Alma Koch; Trust Agreement of Douglas R. Ryan dated October 17, 2007 Douglas R. Ryan, Trustee; Trust Agreement of Douglas R. Ryan dated October 17, 2007 Elizabeth I. Ryan, Trustee; The Church of the Epiphany of Coon Rapids, Minnesota; U.S. Bank National Association; Epiphany Senior Citizens Housing Corporation; Epiphany Assisted Living, LLC; John George Georgolopoulos; Kimberly D. Yelich; Ryan M. Schaff; Wells Fargo Bank, N.A.; and

Also, all other persons known or unknown claiming any right, title estate, interest, or lien in the real estate described in the Petition herein,

Respondents,

Dist. Ct. File No. 02-CV-17-5639
Case Type: Condemnation

NOTICE TO RESPONDENTS
IN THE MATTER OF THE CONDEMNATION
OF CERTAIN LANDS FOR HIGHWAY PURPOSES

TO THE RESPONDENTS HEREINABOVE NAMED:

YOU, and each of you, are hereby notified that on the 24th day of January, 2018 at 1:30 p.m., or as soon thereafter as counsel can be heard, in the courthouse at Anoka, Anoka County, Minnesota, the above named Petitioner will present to the above named Court a Petition now on file herein for the condemnation of certain lands for highway purposes.

YOU, AND EACH OF YOU, ARE FURTHER NOTIFIED, that at the above time and place the above-named Petitioner will also move the court for an order transferring title and possession to Petitioner of the parcels hereinafter described in this notice in accordance with Minn. Stat. §117.042, as of February 15, 2018.

The Petitioner reserves its right to recover costs of clean up and testing and all other damages resulting from the presence of pollutants, contaminants, or hazardous materials on the property described herein, from all potential responsible parties in a separate legal action.

The objects of said Petition are to take for highway purposes the lands and/or interest as described and indicated in Exhibit A, which is attached hereto and incorporated herein by reference, together with the following rights:

to acquire all structures, trees, shrubs, grass, aggregate, and herbage within the right-of-way or other interest acquired herein to be taken, and to keep and have exclusive control of the same.

Said taking is subject to existing highways, easements and right-of-way of record.

Further, the objects of said Petition are to take a temporary construction easement over certain parcels as indicated in Exhibit A, which is attached hereto and incorporated by referenced; which temporary construction easement shall expire on October 31, 2019.

The lands desired and proposed to be so taken are situate in Anoka County, Minnesota, and are described as follows, and the names of all persons appearing of record or known to the Petitioner, to be the owners of said lands or interest therein, including all whom your 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, are as described and indicated in Exhibit A.

Any party wishing to challenge the public use or public purpose, necessity, or authority for the taking must appear at the court hearing and state the objections or must appeal within 60 days of a court order.

The 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 the service of the order on the party.

Dated: December 5, 2017

/s/ DAN KLINT
Assistant County Attorney
Attorney I.D. #149810
2100 Third Avenue, STE 720
Anoka, Minnesota 55303-5025
(763) 324-5409
Dan.Klint@co.anoka.mn.us

EXHIBIT A

PARCEL NO(S). 1PE & 1TE

Legal Description of Property to be acquired:

A permanent easement for drainage, sidewalk and storm sewer purposes, over, under and across that part of Lot 6, AUDITOR'S SUBDIVISION NO. 104, Anoka County, Minnesota, described as follows:

Commencing at the southeast corner of Lot 2, Block 3, DAILEY & HERDA 3RD ADDITION REVISED, Anoka County, Minnesota; thence North 88 degrees 29 minutes 56 seconds West, bearing assumed, along the south line of said Lot 2, a distance of 17.19 feet to the point of beginning of the permanent easement to be described; thence South 01 degrees 37 minutes 28 seconds West 5.86 feet; thence South 88 degrees 13 minutes 52 seconds East 15.28 feet; thence South 01 degrees 18 minutes 20 seconds West 12.62 feet; thence South 89 degrees 12 minutes 56 seconds East 1.73 feet to the west line of Parcel 2 as described in Document No. 1854814; thence North 01 degrees 58 minutes 26 seconds East, along the west line of said Parcel 2, a distance of 18.53 feet to said south line of Lot 2; thence North 88 degrees 29 minutes 56 seconds West, along said south line, to the point of beginning.

Said permanent easement containing 124 square feet, more or less.

AND

A temporary easement for construction purposes, over, under and across that part of Lot 6, AUDITOR'S SUBDIVISION NO. 104, Anoka County, Minnesota, described as follows:

Commencing at the southeast corner of Lot 2, Block 3, DAILEY & HERDA 3RD ADDITION REVISED, Anoka County, Minnesota; thence North 88 degrees 29 minutes 56 seconds West, bearing assumed, along the south line of said Lot 2, a distance of 17.19 feet; thence South 01 degrees 37 minutes 28 seconds West 5.86 feet; thence South 88 degrees 13 minutes 52 seconds East 15.28 feet; thence South 01 degrees 18 minutes 20 seconds West 12.62 feet; thence South 89 degrees 12 minutes 56 seconds East 1.73 feet to the west line of Parcel 2 as described in Document No. 1854814; thence South 01 degrees 58 minutes 26 seconds West, along said west line of Parcel 2, a distance of 98.26 feet to the southwest corner of said Parcel 2, also being the northwest corner of Parcel 1, as described in said Document No. 1854814; thence South 01 degrees 58 minutes 13 seconds West, along said west line of Parcel 1, a distance of 4.15 feet; thence North 88 degrees 13 minutes 52 seconds West 5.63 feet to its intersection with a line bearing South 00 degrees 00 minutes 00 seconds East from the point of beginning; thence North 00 degrees 00 minutes 00 seconds West 115.05 feet to the point of beginning.

Said temporary easement containing 853 square feet, more or less.

Said temporary easement to expire on October 31, 2019.

Abstract/Torrens: Abstract

NAMES OF PARTIES INTERESTED IN THE ABOVE-DESCRIBED LAND AND NATURE OF INTEREST:

SCP 2004E-053 LLC, a Delaware limited liability company.....Fee Owner
Grand St. Paul CVS L.L.C. f/k/a Coon Rapids MN CVS, LLC,.....Tenant
a Minnesota limited liability company
Wells Fargo Bank Northwest,.....Subordination, Non-Disturbance
National Association and Attornment Agreement
Wells Fargo Bank Northwest,.....Assignment of Lease
National Association.....and Rents

Wells Fargo Bank Northwest,.....Mortgagee
National Association
Staubach Capital, a Texas corporation.....Right of First Refusal
Becker Mall Properties Limited Partnership,.....Unknown
a North Carolina Limited Partnership
County of Anoka.....Taxes

All other persons or parties unknown having any right, title, estate, lien or interest in the above-described real estate.

PIN: 22-31-24-24-0097

Project No. S.P. 002-678-023

PARCEL NO(S). 2PE & 2TE

Legal Description of Property to be acquired:

A permanent easement for drainage and storm sewer purposes, over, under and across that part of Lot 2, Block 3, DAILEY & HERDA 3RD ADDITION REVISED, Anoka County, Minnesota, described as follows:

Beginning at the southeast corner of said Lot 2; thence North 00 degrees 47 minutes 04 seconds East, bearing assumed, along the east line of said Lot 2, a distance of 14.06 feet; thence North 88 degrees 13 minutes 52 seconds West 16.98 feet; thence South 01 degrees 37 minutes 28 seconds West 14.14 feet to the south line of said Lot 2; thence South 88 degrees 29 minutes 56 seconds East, along said south line, 17.19 feet to the point of beginning.

Said permanent easement containing 241 square feet, more or less.

AND

A temporary easement for construction purposes, over, under and across that part of Lot 2, Block 3, DAILEY & HERDA 3RD ADDITION REVISED, Anoka County, Minnesota, described as follows:

Commencing at the southeast corner of said Lot 2; thence North 00 degrees 47 minutes 04 seconds East, bearing assumed, along the east line of said Lot 2, a distance of 14.06 feet to the point of beginning of the temporary easement to be described; thence North 88 degrees 13 minutes 52 seconds West 16.98 feet; thence North 01 degrees 37 minutes 28 seconds East 85.86 feet to the north line of said Lot 2; thence South 88 degrees 29 minutes 56 seconds East, along said north line, 15.72 feet to the northeast corner of said Lot 2; thence South 00 degrees 47 minutes 04 seconds West, along the east line of said Lot 2, a distance of 85.94 feet to the point of beginning.

Said temporary easement containing 1,405 square feet, more or less.

Said temporary easement to expire on October 31, 2019.

Abstract/Torrens: Abstract

NAMES OF PARTIES INTERESTED IN THE ABOVE-DESCRIBED LAND AND

NATURE OF INTEREST:

David T. Zweber and Regina N. Zweber,.....Fee Owners
husband and wife
Mortgage Electronic Registration Systems, Inc.,.....Mortgagee
a Delaware corporation
County of Anoka.....Taxes

All other persons or parties unknown having any right, title, estate, lien or interest in the above-described real estate.

PIN: 22-31-24-24-0044

Project No. S.P. 002-678-023

PARCEL NO(S). 3PE, 3TE-1 & 3TE-2

Legal Description of Property to be acquired:

A permanent easement for drainage and storm sewer purposes, over, under and across that part of Lot 1, Block 3, DAILEY & HERDA 3RD ADDITION REVISED, Anoka County, Minnesota, described as follows:

Commencing at the southeast corner of said Lot 1; thence North 00 degrees 47 minutes 04 seconds East, bearing assumed, along the east line of said Lot 1, a distance of 5.74 feet to the point of beginning of the permanent easement to be described; thence continue North 00 degrees 47 minutes 04 seconds East, along said east line, 20.00 feet; thence North 89 degrees 12 minutes 56 seconds West 15.72 feet; thence South 00 degrees 47 minutes 04 seconds West 20.00 feet to its intersection with a line bearing North 89 degrees 12 minutes 56 seconds West from the point of beginning; thence South 89 degrees 12 minutes 56 seconds East 15.72 feet to the point of beginning.

Said permanent easement containing 314 square feet, more or less.

AND

A temporary easement for construction purposes, over, under and across that part of Lot 1, Block 3, DAILEY & HERDA 3RD ADDITION REVISED, Anoka County, Minnesota, described as follows:

Beginning at the southeast corner of said Lot 1; thence North 00 degrees 47 minutes 04 seconds East, bearing assumed, along the east line of said Lot 1, a distance of 5.74 feet; thence North 89 degrees 12 minutes 56 seconds West 7.78 feet; thence South 02 degrees 57 minutes 21 seconds West 5.64 feet to the south line of said Lot 1; thence South 88 degrees 29 minutes 56 seconds East, along said south line, 7.99 feet to the point of beginning.

AND

A temporary easement for construction purposes, over, under and across that part of Lot 1, Block 3, DAILEY & HERDA 3RD ADDITION REVISED, Anoka County, Minnesota, described as follows:

Commencing at the southeast corner of said Lot 1; thence North 00 degrees 47 minutes 04 seconds East, bearing assumed, along the east line of said Lot 1, a distance of 25.74 feet to the point of beginning of the temporary easement to be described; thence North 89 degrees 12 minutes 56 seconds West 7.02 feet; thence North 02 degrees 57 minutes 21 seconds East 74.37 feet to a point on the north line of said Lot 1, distant 4.20 feet westerly of the northeast corner of said Lot 1; thence South 88 degrees 29 minutes 56 seconds East, along said north line, 4.20 feet to said northeast corner; thence South 00 degrees 47 minutes 04 seconds West, along said east line of Lot 1, a distance of 74.26 feet to the point of beginning.

Said temporary easements containing 462 square feet, more or less.

Said temporary easements to expire on October 31, 2019.

Abstract/Torrens: Abstract

NAMES OF PARTIES INTERESTED IN THE ABOVE-DESCRIBED LAND AND

NATURE OF INTEREST:

Curtis Fisher, single, and Julie McMonigal, single.....Fee Owners
Mortgage Electronic Registration Systems, Inc.,.....Mortgage Assignee
a Delaware corporation
County of Anoka.....Taxes

All other persons or parties unknown having any right, title, estate, lien or interest in the above-described real estate.

PIN: 22-31-24-24-0043

Project No. S.P. 002-678-023

PARCEL NO(S). 7

Legal Description of Property to be acquired:

Lot 2, Block 2, Dailey and Herda 3rd Addition Revised, Anoka County, Minnesota

Estate to be acquired:

Fee simple absolute, subject to existing highways, easements and right-of-way of record.

Abstract/Torrens: Abstract

NAMES OF PARTIES INTERESTED IN THE ABOVE-DESCRIBED LAND AND NATURE OF INTEREST:

MNSF T3 SPE, LLC,.....Fee Owner
a Delaware limited liability company
CoreVest Finance f/k/a Colony American Finance 2016-1, Ltd.,.....Mortgagee
a Cayman Island exempted company
City of Coon Rapids,.....Utility Bill
County of Anoka.....Taxes

All other persons or parties unknown having any right, title, estate, lien or interest in the above-described real estate.

PIN: 22-31-24-24-0031

Project No. S.P. 002-678-023

PARCEL NO(S). 8

Legal Description of Property to be acquired:

Lot 1, Block 2, Dailey and Herda 3rd Addition Revised, Anoka County, Minnesota

Estate to be acquired:

Fee simple absolute, subject to existing highways, easements and right-of-way of record.

Abstract/Torrens: Abstract**NAMES OF PARTIES INTERESTED IN THE ABOVE-DESCRIBED LAND AND NATURE OF INTEREST:**

Jeffrey Norman Johnson.....Fee Owner
 Victoria Mortgage Corp.....Mortgagee
 City of Coon Rapids.....Utility Bill
 County of Anoka.....Taxes

All other persons or parties unknown having any right, title, estate, lien or interest in the above-described real estate.

PIN: 22-31-24-24-0030

Project No. S.P. 002-678-023

PARCEL NO(S). 14

Legal Description of Property to be acquired:

That part of the South 80 feet of the Northwest Quarter of the Northeast Quarter of Section 22, Township 31, Range 24, Anoka County, Minnesota, lying southwesterly of the Burlington Northern Railroad Right of Way except that part lying southerly of a line described as follows:

Commencing at the Southwest corner of the Northwest Quarter of the Northeast Quarter; thence north, assumed bearing along the west line of said Northwest Quarter of the Northeast Quarter 39.89 feet, to the point of beginning of the line to be described; thence South 89 degrees 25 minutes 44 seconds East 109.70 feet; thence North 89 degrees 25 minutes 28 seconds East 52.50 feet; thence South 89 degrees 25 minutes 44 seconds East 181.92 feet to its intersection with the southwesterly line of the Railroad Right of Way and said line there terminating.

Estate to be acquired:

Fee simple absolute, subject to existing highways, easements and right-of-way of record.

Abstract/Torrens: Abstract**NAMES OF PARTIES INTERESTED IN THE ABOVE-DESCRIBED LAND AND NATURE OF INTEREST:**

Melissa J. Wallace.....Fee Owner
 Mortgage Electronic Registration Systems, Inc., a Delaware corporation.....Mortgagee
 City of Coon Rapids, a Minnesota municipal corporation.....Easement for drainage, utility & planting purposes
 City of Coon Rapids.....Utility Bill
 County of Anoka.....Taxes

All other persons or parties unknown having any right, title, estate, lien or interest in the above-described real estate.

PIN: 22-31-24-12-0079

Project No. S.P. 002-678-023

PARCEL NO(S). 15

Legal Description of Property to be acquired:

That part of the South 80 feet of the Northwest ¼ of the Northeast ¼ of Section 22, Township 31, Range 24, Anoka County, Minnesota lying southwesterly of the Burlington Northern Railroad Right of Way except that part lying northerly of a line described as follows: commencing at the Southwest corner of the Northwest ¼ of the Northeast ¼ thence North, assumed bearing, along the West line of said Northwest ¼ of the Northeast ¼ 39.89 feet to the point of beginning of the line described; thence South 89 degrees 25 minutes 44 seconds East 109.70 feet; thence North 89 degrees 25 minutes 28 seconds East 62.60 feet; thence South 89 degrees 25 minutes 44 seconds East 181.92 feet, to its intersection with the southwesterly line of the Railroad Right of Way and said line there terminating, except Parcel 25, Anoka County, Highway Right of Way Plat no. 58, Anoka County, Minnesota.

Estate to be acquired:

Fee simple absolute, subject to existing highways, easements and right-of-way of record.

Abstract/Torrens: Abstract**NAMES OF PARTIES INTERESTED IN THE ABOVE-DESCRIBED LAND AND NATURE OF INTEREST:**

John Washburn.....Fee Owner
 Marilyn A. Washburn.....Unknown
 County of Anoka.....Taxes

All other persons or parties unknown having any right, title, estate, lien or interest in the above-described real estate.

PIN: 22-31-24-12-0078

Project No. S.P. 002-678-023

PARCEL NO(S). 16

Legal Description of Property to be acquired:

That part of the Southwest Quarter of the Northeast Quarter of Section 22, Township 31, Range 24, Anoka County, Minnesota, also being part of Lot 1, STADON'S SUBDIVISION, Anoka County, Minnesota, described as follows:

Beginning at the most northerly northeast corner of Parcel 24, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 58, Anoka County, Minnesota; thence South 00 degrees 47 minutes 04 seconds West, bearing assumed, along an east line of said Parcel 24, a distance of 160.71 feet to an angle point in said Parcel 24; thence South 87 degrees 55 minutes 25 seconds East, along a north line of said Parcel 24, a distance of 109.60 feet; thence North 12 degrees 55 minutes 36 seconds East 165.44 feet to the north line of said Southwest Quarter of the Northeast Quarter, also being the north line of said Lot 1, STADON'S SUBDIVISION; thence North 88 degrees 38 minutes 28 seconds West, along said north line, 144.38 feet to the point of beginning.

Containing 20,505 square feet, more or less.

Estate to be acquired:

Fee simple absolute, subject to existing highways, easements and right-of-way of record.

Abstract/Torrens: Abstract**NAMES OF PARTIES INTERESTED IN THE ABOVE-DESCRIBED LAND AND NATURE OF INTEREST:**

CB Pine Point LLC, a Minnesota limited liability company.....Fee Owner
 Federal Home Loan Mortgage Corporation, a corporation organized and existing under the laws of the United States.....Mortgagee Assignee
 MMA Mortgage Investment Corporation, successor by merger to Glaser Financial Group, Inc.....Regulatory Agreement
 MMA Mortgage Investment Corporation, successor by merger to Glaser Financial Group, Inc.....Regulatory Agreement
 City of Coon Rapids.....Utility Bill
 County of Anoka.....Taxes

All other persons or parties unknown having any right, title, estate, lien or interest in the above-described real estate.

PIN: 22-31-24-13-0100

Project No. S.P. 002-678-023

PARCEL NO(S). 25PE

Legal Description of Property to be acquired:

A permanent easement for drainage, utility, trail and storm sewer purposes, over, under and across that part of Lot 1, Block 1, HANSON BOULEVARD ESTATES, Anoka County, Minnesota, lying easterly of the following described line:

Beginning at a point on the north line of said Lot 1, distant 25.20 feet westerly of the

northeast corner of said Lot 1; thence southerly to a point on the southerly line of said Lot 1, distant 12.26 feet westerly of the southeast corner of said Lot 1, as measured along said southerly line of Lot 1, and said line there terminating.

Said permanent easement containing 3600 square feet, more or less.

Abstract/Torrens: Torrens – Certificate Number 70469**NAMES OF PARTIES INTERESTED IN THE ABOVE-DESCRIBED LAND AND NATURE OF INTEREST:**

Alma Koch, single.....Fee Owner
 Mortgage Electronic Registration Systems, Inc., a Delaware corporation.....Mortgagee
 County of Anoka, a political subdivision of the State of Minnesota, Doc. No. 513114.....Dedication of the Right of Access to County State Aid Highway No. 78
 County of Anoka.....Taxes

All other persons or parties unknown having any right, title, estate, lien or interest in the above-described real estate.

PIN: 22-31-24-21-0037

Project No. S.P. 002-678-023

PARCEL NO(S). 27PE

Legal Description of Property to be acquired:

A permanent easement for drainage and storm sewer purposes, over, under and across that part of Lot 3, Block 1, HANSON BOULEVARD ESTATES, Anoka County, Minnesota, described as follows:

Beginning at the southeast corner of said Lot 3; thence North 00 degrees 47 minutes 04 seconds East, bearing assumed, along the east line of said Lot 3, a distance of 29.25 feet; thence North 88 degrees 46 minutes 57 seconds West 21.94 feet; thence South 02 degrees 37 minutes 47 seconds West 29.01 feet to the south line of said Lot 3; thence South 88 degrees 09 minutes 05 seconds East, along said south line, 22.87 feet to the point of beginning.

Said permanent easement containing 653 square feet, more or less.

Abstract/Torrens: Abstract**NAMES OF PARTIES INTERESTED IN THE ABOVE-DESCRIBED LAND AND NATURE OF INTEREST:**

Douglas R. Ryan and Elizabeth I. Ryan, as Trustee, of the Trust Agreement of Douglas R. Ryan dated October 17, 2007.....Fee Owners
 Mortgage Electronic Registration Systems, Inc., a Delaware corporation.....Mortgagee
 County of Anoka.....Taxes

All other persons or parties unknown having any right, title, estate, lien or interest in the above-described real estate.

PIN: 22-31-24-21-0039

Project No. S.P. 002-678-023

PARCEL NO. 33TE

Legal Description of Property to be acquired:

A temporary easement for construction purposes, over, under and across that part of Lot 1, Block 1, CHURCH OF THE EPIPHANY ADDITION, Anoka County, Minnesota, described as follows:

Commencing at the southeast corner of Parcel 67, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 58, Anoka County, Minnesota; thence North 01 degrees 14 minutes 50 seconds East, bearing assumed, along the east line of said Parcel 67, a distance of 237.23 feet to the point of beginning of the temporary easement to be described; thence North 90 degrees 00 minutes 00 seconds East 56.72 feet; thence North 00 degrees 59 minutes 06 seconds East 27.02 feet; thence North 90 degrees 00 minutes 00 seconds West 36.79 feet; thence North 01 degrees 14 minutes 50 seconds East 36.17 feet; thence North 90 degrees 00 minutes 00 seconds West 19.81 feet to said east line of Parcel 67; thence South 01 degrees 14 minutes 50 seconds West, along said east line, 63.19 feet to the point of beginning.

Said temporary easements containing 2247 square feet, more or less

Said temporary easement to expire on October 31, 2019.

Abstract/Torrens: Abstract**NAMES OF PARTIES INTERESTED IN THE ABOVE-DESCRIBED LAND AND NATURE OF INTEREST:**

The Church of the Epiphany of Coon Rapids, Minnesota, a Minnesota religious corporation.....Fee Owner
 U.S. Bank National Association, a national association.....Mortgagee
 City of Coon Rapids, a Minnesota municipal corporation.....Easement for Drainage Purposes
 Epiphany Senior Citizens Housing Corporation, a Minnesota non-profit corporation, and Epiphany Assisted Living, LLC, a Minnesota limited liability company.....Easement for Roadway and Utility Purposes
 County of Anoka.....Taxes

All other persons or parties unknown having any right, title, estate, lien or interest in the above-described real estate.

PIN: 15-31-24-43-0016

Project No. S.P. 002-678-023

PARCEL NO(S). 39

Legal Description of Property to be acquired:

Lot 1, Block 1, Ranger Addition, according to the duly recorded plat thereof on file and of record in the office of the County Recorder in and for Anoka County, Minnesota.

Estate to be acquired:

Fee simple absolute, subject to existing highways, easements and right-of-way of record.

Abstract/Torrens: Abstract**NAMES OF PARTIES INTERESTED IN THE ABOVE-DESCRIBED LAND AND NATURE OF INTEREST:**

John George Georgopolos.....Fee Owner
 City of Coon Rapids.....Utility Bill
 County of Anoka.....Taxes

All other persons or parties unknown having any right, title, estate, lien or interest in the above-described real estate.

PIN: 22-31-24-12-0004

Project No. S.P. 002-678-023

PARCEL NO. 44TE

Legal Description of Property to be acquired:

A temporary easement for construction purposes, over, under and across that part of Lot 7, Block 1, SUNCREST ESTATES, Anoka County, Minnesota, lying westerly of the following described line:

Beginning at a point on the north line of said Lot 7, distant 2.21 feet southeasterly of the northwest corner of said Lot 7; thence southerly to a point on the south line of said Lot 7, distant 14.69 feet southeasterly of the southwest corner of said Lot 7 and said line there terminating.

Said temporary easements containing 901 square feet, more or less.

Said temporary easement to expire on October 31, 2019.

Abstract/Torrens: Abstract**NAMES OF PARTIES INTERESTED IN THE ABOVE-DESCRIBED LAND AND NATURE OF INTEREST:**

Kimberly D. Yelich and Ryan M. Schaff.....Fee Owners
 Wells Fargo Bank, N.A., a national association.....Mortgagee
 County of Anoka.....Taxes

All other persons or parties unknown having any right, title, estate, lien or interest in the above-described real estate.

PIN: 22-31-24-12-0016

Project No. S.P. 002-678-023

(12/12, 12/19, 12/26, 2017 ACR) #798

PUBLIC NOTICES**CERTIFICATE OF AMENDMENT TO ASSUMED NAME STATE OF MN MN STATUTES CHAPTER 333**

The undersigned, who is or will be conducting business in the State of Minnesota under an assumed name, hereby

certifies:
 1. Assumed Name: **Consumer Products Group**
 2. Principal Place of Business: **455 37th Avenue NE Columbia Heights, MN 55421**
 3. Mailing Address: **No. 1 Leggett Road Carthage, MO 64836**
 4. Nameholder(s): **Leggett & Platt, Incorporated No. 1 Leggett Road**

Carthage, MO 64836
 5. This certificate is an amendment of Certificate of Assumed Name File Number: 2546644-9. Originally filed on 10/15/2007.

6. I certify that I am authorized to sign this certificate and I further certify that I understand that by signing this certificate, I am subject to the penalties of perjury as

set forth in Minnesota Statutes section 609.48 as if I had signed this certificate under oath.
 FILED: 12/11/2017, # 981978300034 /s/ Shonna L. Koch, Assistant Secretary (12/12, 12/19, 2017 ACR) #800

ASSUMED NAME STATE OF MN MN STATUTES CHAPTER 333

The undersigned, who is or will be conducting

business in the State of Minnesota under an assumed name, hereby certifies:
 1. Assumed Name: **Oh Word Clothing Company**
 2. Principal Place of Business: **4448 Quincy Street NE Columbia Heights, MN 55421**
 Nameholder(s): **Melissa Susan Franz 4448 Quincy Street NE**

Columbia Heights, MN 55421
 4. I certify that I am authorized to sign this certificate and I further certify that I understand that by signing this certificate, I am subject to the penalties of perjury as set forth in Minnesota Statutes section 609.48 as if I had signed this certificate under oath.
 FILED: 9/21/2017 # 966571600021

/s/ Melissa Franz (12/12, 12/19, 2017 ACR) #799

ASSUMED NAME STATE OF MN MN STATUTES CHAPTER 333

The undersigned, who is or will be conducting business in the State of Minnesota under an assumed name, hereby certifies:

1. Assumed Name: **Bluejay Family Dentistry**

2. Principal Place of Business: **2860 105th Ave NE Blaine, MN 55449**
 Nameholder(s): **MAIZE LLC 2860 105th Ave NE Blaine, MN 55449**

4. I certify that I am authorized to sign this certificate and I understand that by

PUBLIC NOTICES

continued on page 6

DEANNA MARIE KNAEBLE

STATE OF MINNESOTA
 DISTRICT COURT
 COUNTY OF RAMSEY
 FAMILY COURT DIVISION
 SECOND JUDICIAL DISTRICT
 Court File No. 62-FA-17-2726
 Case Type: 10
 In Re the Marriage of:
 David Francis Knaeble,
 Petitioner,
 and
 Deanna Marie Knaeble,
 Respondent.

SUMMONS

THIS SUMMONS IS DIRECTED TO Deanna Marie Knaeble.

1. YOU ARE BEING SUED. The Petitioner has started a lawsuit against you. The Petitioner's Petition against you is on file in the office of the district 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 30 DAYS TO PROTECT YOUR RIGHTS. You must give or mail to the person who signed this Summons a written response called an Answer within 30 days of the date on which you received this Summons. You must send a copy of your Answer to the person who signed this Summons located at: 2151 North Hamline Avenue Suite 202 Roseville, MN 55113

3. YOU MUST RESPOND TO EACH CLAIM. The Answer is your written response to the Petitioner's Petition. In your Answer you must state whether you agree or disagree with each paragraph of the Petition. If you believe the Petitioner should not be given everything asked for in the Petition, 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 30 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 Petitioner everything asked for in the Petition. If you do not want to contest the claims stated in the Petition, you do not need to respond. A default judgment can then be entered against you for the relief requested in the Petition.

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 Petition even if you expect to use alternative means of resolving this dispute.

7. THIS LAWSUIT MAY AFFECT OR BRING INTO QUESTION TITLE TO REAL PROPERTY located at 4071 99th Ave. NE, Blaine, MN 55014, State of Minnesota, legally described as follows:
 Lot 2, Block 6, Centennial Green 2nd Addition, Anoka County, Minnesota.

Legal to Govern.

The object of this action is the dissolution of marriage and division of the property of the parties.

NOTICE OF TEMPORARY RESTRAINING PROVISIONS

UNDER MINNESOTA LAW, SERVICE OF THIS SUMMONS MAKES THE FOLLOWING REQUIREMENTS APPLY TO BOTH PARTIES TO THIS ACTION, UNLESS THEY ARE MODIFIED BY THE COURT OR THE PROCEEDING IS DISMISSED:

(1) NEITHER PARTY MAY DISPOSE OF ANY ASSETS EXCEPT (i) FOR THE NECESSITIES OF LIFE OR FOR THE NECESSARY GENERATION OF INCOME OR PRESERVING ASSETS, (ii) BY AN AGREEMENT IN WRITING, OR (iii) FOR RETAINING COUNSEL TO CARRY ON OR TO CONTEST THIS PROCEEDING;

(2) NEITHER PARTY MAY HARASS THE OTHER PARTY; AND
 (3) ALL CURRENTLY AVAILABLE INSURANCE COVERAGE MUST BE MAINTAINED AND CONTINUED WITHOUT CHANGE IN COVERAGE OR BENEFICIARY DESIGNATION.

(4) PARTIES TO A MARRIAGE DISSOLUTION PROCEEDING ARE ENCOURAGED TO ATTEMPT ALTERNATIVE DISPUTE RESOLUTION PURSUANT TO MINNESOTA LAW. ALTERNATIVE DISPUTE RESOLUTION INCLUDES MEDIATION, ARBITRATION, AND OTHER PROCESSES AS SET FORTH IN THE DISTRICT COURT RULES. YOU MAY CONTACT THE COURT ADMINISTRATOR ABOUT RESOURCES IN YOUR AREA. IF YOU CANNOT PAY FOR MEDIATION OR ALTERNATIVE DISPUTE RESOLUTION, IN SOME COUNTIES, ASSISTANCE MAY BE AVAILABLE TO YOU THROUGH A NONPROFIT PROVIDER OR A COURT PROGRAM. IF YOU ARE A VICTIM OF DOMESTIC ABUSE OR THREATS OF ABUSE AS DEFINED IN MINNESOTA STATUTES, CHAPTER 518B, YOU ARE NOT REQUIRED TO TRY MEDIATION AND YOU WILL NOT BE PENALIZED BY THE COURT IN LATER PROCEEDINGS.

IF YOU VIOLATE ANY OF THESE PROVISIONS, YOU WILL BE SUBJECT TO SANCTIONS BY THE COURT.

Dated: 11/3/17

TWIN CITY ATTORNEYS, P.A.

Attorneys for Petitioner; by James C. Whelpley; Attorney I.D. # 11649X; 2151 North Hamline Avenue, Suite 202, Roseville, MN 55113; Telephone: (651) 639-0313

(11/28, 12/5, 12/12, 2017 ACR) #790

TASHI YANGZOM

STATE OF MINNESOTA
 DISTRICT COURT
 TENTH JUDICIAL DISTRICT
 COUNTY OF ANOKA
 FAMILY COURT DIVISION
 Case Type: 5
 Court File No. 02-FA-17-2012
 Case Type: 10
 In Re the Marriage of:
 Thinley Gyatso,
 Petitioner,
 and
 Tashi Yangzom,
 Respondent.

SUMMONS

THE STATE OF MINNESOTA TO TASHI YANGZOM, THE ABOVE-NAMED RESPONDENT:

YOU ARE HEREBY SUMMONED and required to serve upon the attorney for the Petitioner within thirty (30) days an Answer to the Petition for Dissolution of Marriage which has been filed in the office of the Clerk of the above-named Court. If you fail to do so, Judgment by Default will be taken against you for the relief prayed for in the Petitioner for Dissolution of Marriage.

Minnesota General Rules of Practice set forth alternative dispute resolution processes. These processes are defined and discussed in Rule 114 and may be available as a method of resolving this litigation.

This proceeding involves, affects or brings into question real property situated in the City of Columbia Heights, County of Anoka, State of Minnesota, and legally described as:

Lot 28 and the South 25 fee of Lot 29, Block 10, Columbia Heights Annex to Minneapolis, Anoka County, Minnesota.

NOTICE OF TEMPORARY RESTRAINING PROVISIONS AND ALTERNATIVE DISPUTE RESOLUTION PROVISIONS

UNDER MINNESOTA LAW, SERVICE OF THIS SUMMONS MAKES THE FOLLOWING REQUIREMENTS APPLY TO BOTH PARTIES TO THIS ACTION, UNLESS THEY ARE MODIFIED BY THE COURT OR THE PROCEEDING IS DISMISSED:

(1) NEITHER PARTY MAY DISPOSE OF ANY ASSETS EXCEPT (i) FOR THE NECESSITIES OF LIFE OR FOR THE NECESSARY GENERATION OF INCOME OR PRESERVATION OF ASSETS, (ii) BY AN AGREEMENT IN WRITING, OR (iii) FOR RETAINING COUNSEL ON OR TO CONTEST THIS PROCEEDING;

(2) NEITHER PARTY MAY HARASS THE OTHER PARTY; AND
 (3) ALL CURRENTLY AVAILABLE INSURANCE COVERAGE MUST BE MAINTAINED AND CONTINUED WITHOUT CHANGE IN COVERAGE OR BENEFICIARY DESIGNATION.

IF YOU VIOLATE ANY OF THESE PROVISIONS, YOU WILL BE SUBJECT TO SANCTIONS BY THE COURT.

(4) PARTIES TO A MARRIAGE DISSOLUTION PROCEEDING ARE ENCOURAGED TO ATTEMPT ALTERNATIVE DISPUTE RESOLUTION PURSUANT TO MINNESOTA LAW. ALTERNATIVE DISPUTE RESOLUTION INCLUDES MEDIATION, ARBITRATION, AND OTHER PROCESSES AS SET FORTH IN THE DISTRICT COURT RULES. YOU MAY CONTACT THE COURT ADMINISTRATOR ABOUT RESOURCES IN YOUR AREA. IF YOU CANNOT PAY FOR MEDIATION OR ALTERNATIVE DISPUTE RESOLUTION, IN SOME COUNTIES, ASSISTANCE MAY BE AVAILABLE TO YOU THROUGH A NONPROFIT PROVIDER OR A COURT PROGRAM. IF YOU ARE A VICTIM OF DOMESTIC ABUSE OR THREATS OF ABUSE AS DEFINED IN MINNESOTA STATUTES, CHAPTER 518B, YOU ARE NOT REQUIRED TO TRY MEDIATION AND YOU WILL NOT BE PENALIZED BY THE COURT IN LATER PROCEEDINGS.

Dated: 11/6/17; MINNETONKA FAMILY LAW, P.A.

/s/ Daniel M. Fiskum, #228576; 601 Carlson Parkway #1290; Minnetonka, MN 55305; (952) 270-7700; dan@fiskumlaw.com; Attorney for Petitioner

PETITION FOR DISSOLUTION OF MARRIAGE

For his Petition for Dissolution of Marriage, Petitioner alleges:

I. The true and correct names and addresses of Petitioner and Respondent are:

Petitioner: Thinley Gyatso; 4449 Jackson Street NE; Columbia Heights, Minnesota 55421

Respondent: Tashi Yangzom; Dharamsala, Himachal Pradesh; Country of India

The social security numbers of the Petitioner is set forth on the Confidential Information Form filed herein.

II. Petitioner has not been known by any other names. Respondent has not been known by any other names.

III. Petitioner is being represented in these proceeding by Daniel Fiskum, Esquire, Minnetonka Family Law, P.A., 601 Carlson Parkway, Suite 1290, Minnetonka, Minnesota, 55305.

IV. Petitioner and Respondent are both persons who have attained the age of majority. Petitioner is forty-eight (48) years of age, and his date of birth is August 7, 1969. Respondent is an adult.

However, Petitioner does not know Respondent's date of birth. Petitioner believes that Respondent is forty-four (44) years old.

V. Petitioner and Respondent were duly married in September 2008 in the City of Dharamsala, District of Kangra, State of Himachal Pradesh, and the Country of India, and ever since said date have been and are now husband and wife. The parties have been separated and have not had any contact since mid 2009.

VI. For more than 180 days immediately preceding the

commencement of the within proceeding, Petitioner has been and now is a resident of the State of Minnesota and now resides within the County of Anoka.

VII. No separate proceeding for dissolution, legal separation, or custody is pending in a Court in this State or elsewhere.

VIII. There has been an irretrievable breakdown of the marriage relationship of the parties hereto pursuant to Minn. Stat. § 518.06, as amended.

IX. Neither party is or has been in the military service of the United States at any time, which is relevant to this proceeding.

X. The parties have no minor or dependent children together. Upon information and belief Respondent is not now pregnant.

XI. Petitioner is employed by Tibet-Kitchen Bar & Restaurant, located in Minneapolis, Minnesota and has a gross monthly income of approximately \$2,500. Respondent's employment is unknown.

XII. Neither party requires an award of spousal maintenance from the other party.

XIII. Petitioner owns or has an interest in his homestead located at 4449 Jackson Street NE, in the City of Columbia Heights, County of Anoka, State of Minnesota, and legally described as:

Lot 28 and the South 25 fee of Lot 29, Block 10, Columbia Heights Annex to Minneapolis, Anoka County, Minnesota.

Petitioner purchased said homestead in September 2016. It is worth approximately \$185,400 and is encumbered by a first mortgage in favor of Wells Fargo Bank in the approximate amount of \$147,000. Respondent did not sign the mortgage.

XIV. Petitioner has a Wells Fargo Bank Individual Retirement Account with a current balance of approximately \$11,000.

XV. Petitioner is a fifty-percent shareholder of Gangchen Restaurant & Bar, L.L.C., which owns and operates Tibet-Kitchen Bar & Restaurant, located in Minneapolis, Minnesota.

XVI. Petitioner has a US Bank checking account with a current balance of approximately \$20,000 and a savings account with a current balance of approximately \$1,000. herein.

XVII. Petitioner owes approximately \$8,000 in unsecured consumer credit card debt.

XVIII. Petitioner owns a 2013 Toyota Prius automobile.

XIX. The parties hereto own personal property, household goods, and furnishings.

XVII. This Petition for Dissolution of Marriage is filed in good faith and for the purposes set forth

WHEREFORE, Petitioner prays for the Judgment and Decree of this Court:

DISSOLUTION

1. Dissolving the marriage of Petitioner and Respondent.

MAINTENANCE

2. Awarding neither party spousal maintenance.

HOMESTEAD

3. Awarding Petitioner all right, title, interest and equity in and to the homestead located at 4449 Jackson Street NE, in the City of Columbia Heights, County of Anoka, State of Minnesota, and legally described as:

Lot 28 and the South 25 fee of Lot 29, Block 10, Columbia Heights Annex to Minneapolis, Anoka County, Minnesota.

free and clear of any claim by or on behalf of Respondent.

PERSONAL PROPERTY

4. Awarding Petitioner all right, title, interest and equity in and to the following personal property:

a. Petitioner's fifty-percent interest in Gangchen Restaurant & Bar, L.L.C., doing business as Tibet-Kitchen Bar & Restaurant;

b. Petitioner's Wells Fargo Bank Individual Retirement account;

c. Petitioner's US Bank checking and savings account;

d. Petitioner's 2013 Toyota Prius automobile;

e. All other assets in Petitioner's name.

DEBT

5. Requiring Petitioner to pay all debt in his name.

ATTORNEY'S FEES

6. Ordering that each party be responsible for their own attorneys' fees incurred incident to this proceeding.

SUCH OTHER

7. For such other and further relief as the Court may deem just, fair and equitable in the premise.

Dated: 11/6/17; MINNETONKA FAMILY LAW, P.A.

/s/ Daniel M. Fiskum, #228576; 601 Carlson Parkway #1290; Minnetonka, MN 55305; (952) 270-7700; dan@fiskumlaw.com; Attorney for Petitioner

VERIFICATION

Thinley Gyatso, being first duly sworn, upon oath deposes and states that he is Petitioner in the above-entitled action; that he has read the foregoing Petition for Dissolution of Marriage, knows the contents thereof and that the same is true and correct, except as to those matters therein stated on information and belief and as to those matters he believes them to be true. /s/ Thinley Gyatso

ACKNOWLEDGMENT

Daniel Fiskum, the attorney for Petitioner in the above-captioned matter, and Thinley Gyatso, Petitioner herein, hereby acknowledge that pursuant to Minn. Stat. §549.211, costs, disbursements, witness fees and reasonable attorneys' fees may be awarded to Respondent in the event Petitioner is found to be acting in bad faith and/or asserting a frivolous claim

/s/ Thinley Gyatso; /s/ Daniel Fiskum, Attorney for Petitioner (12/12, 12/19, 12/26, 2017 ACR) #797

PUBLIC NOTICES

set forth in Minnesota Owner Statutes section 609.48 (12/12, 12/19, 2017 ACR) #796 as if I had signed this certificate under oath.

signing this certificate, FILED: 11/10/2017 I am subject to the # 974800400033 penalties of perjury as /s/ Alexis Simonson,

PUBLIC NOTICES

UNPAID

CITY OF SAINT FRANCIS

RESOLUTION 2017-45
A RESOLUTION AUTHORIZING THE SUMMARY PUBLICATION OF ORDINANCE 235, SECOND SERIES AMENDING SECTION 2-9-1 OF THE CITY CODE REGARDING THE FEE SCHEDULE FOR THE CITY OF ST. FRANCIS

WHEREAS, as authorized by St. Francis City Code Minnesota Statutes, Section 412.191, subd. 4, the City Council has determined that publication of the Ordinance 235, Second Series will clearly inform the public of the intent and effect of the Ordinance; and

WHEREAS, a printed copy of the Ordinance is available for inspection during regular office hours in the office of the City Clerk. Steven D. Feldman, Mayor
ADOPTED BY THE CITY COUNCIL OF THE CITY OF ST. FRANCIS THIS 4th DAY OF DECEMBER, 2017.

NOW THEREFORE, BE IT RESOLVED that the following summary of Ordinance 235, Second Series is approved for publication:
CITY OF ST. FRANCIS, MINNESOTA
ORDINANCE 235, SECOND SERIES

Section 1. The St. Francis City Code is hereby amended to include the following ordinance summarized below:

Section 2. The full title and summary of Ordinance 235, Second Series will be in effect 30 days from this summary publication.

Section 3. The full ordinance is available for review during regular office hours in the office of the City Clerk. Barbara Held, City Clerk

TIMOTHY EINAR JANSEN

STATE OF MINNESOTA
DISTRICT COURT
COUNTY OF ANOKA
PROBATE DIVISION
TENTH JUDICIAL DISTRICT
Court File No. 02-PR-17-609

Estate of
Timothy Einar Jansen
aka Timothy E. Jansen,
Deceased

NOTICE OF AND ORDER FOR HEARING ON PETITION FOR FORMAL ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRS, FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS

It is Ordered and Notice is given that on January 23, 2018 at 9:00am a hearing will be held in this Court at 325 East Main Street, Anoka, Minnesota, on a petition for the adjudication of intestacy and determination of Decedent's heirs, and for the appointment of JOYCE M. JANSEN, 9402 Van Buren Street NE, Blaine, Minnesota 55434, as personal representative of the Decedent's estate in an unsupervised administration.

Any objections to the petition must be raised at the hearing or filed with the Court prior to the hearing. If the petition is proper and no objections are filed or raised, the personal representative will be appointed with the full power to administer the Decedent's 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 Decedent's estate.

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

Dated: 11/20/17
/s/ Daniel A. O'Fallon, Judge of District Court
/s/ Lori O'Brien, Court Administrator
DUDLEY AND SMITH, P.A.; Steven C. Opheim
MN# 169080; 101 East Fifth Street, Suite 2602, Saint Paul, MN 55101; Telephone: 651-291-1717; Facsimile: 651-223-5055; e-mail: sopheim@dudleyandsmith.com
ATTORNEY FOR PETITIONER
(12/5, 12/12, 2017 ACR) #793

MARK FRANKLIN HUSNIK

STATE OF MINNESOTA
DISTRICT COURT
COUNTY OF ANOKA
PROBATE DIVISION
TENTH JUDICIAL DISTRICT
Court File No. 02-PR-17-617

Estate of
Mark Franklin Husnik, alk/a
Mark F. Husnik,
Deceased

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

TO ALL INTERESTED PERSONS AND CREDITORS:

Notice is hereby given that an Application for informal probate of the above-named Decedent's last Will, dated September 11, 2017, has been filed with the Registrar herein, and the Application has been granted informally probating such Will. Any objections may be filed in the above named court and the same will be heard by the Court upon notice of hearing fixed for such purpose.

Notice is hereby further given that informal appointment of Mary M. Colvin whose address is 535 - 77th Street West, Lino Lakes, MN 55014, as personal representative of the Estate of the above-named Decedent, has been made. 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, and the personal representative is empowered to fully administer the Estate, including, after 30 days from the date of issuance of letters, the power to sell, encumber, lease, or distribute real estate, unless objections thereto are filed with the Court (pursuant to Minn. Stat. Section 524.3-607), and the Court otherwise orders.

Notice is hereby given that ALL CREDITORS having claims against said Estate are required to present the same to said personal representative or to the Court Administrator within four months after the date of this notice or said claims will be barred.

Dated: 11/29/17 /s/ Peggy Zdon, Registrar
/s/ Lori O'Brien, Court Administrator
CHANDLER AND BROWN, LTD.; Nicole M. Flaherty; MN# 0397461; 332 Minnesota Street, Suite W2610, St. Paul, MN 55101; Telephone: 651-228-0497; Facsimile: 651-228-9237; e-mail: nflaherty@chandlerandbrown.com
(12/5, 12/12, 2017 ACR) #792

FDA Registered Hearing Aid!
ONLY \$299!

Try our Apollo-6200 hearing aid risk-free for 45 days.

FREE TRIAL

- Hearing aids by mail for 38 years
- Over 650,000 satisfied customers

SEND NO MONEY!
If you like it then pay only \$299!
Comfort fit • Crisp clear sound

- ✓ 100% Risk-FREE
- ✓ 45-day home trial
- ✓ FREE shipping
- ✓ Payment plans Call for details!
- ✓ Licensed hearing aid dispensers on staff

100% digital • Discreet size • Customer favorite

By Phone (Mon-Fri • 8 am - 5 pm CT)
1-855-819-8628
More Info www.HHEnow.com/minnesota
Promo code: 88-120
MB17-NM004Gc

Give a little TENDERNESS™

HEARTLAND QUALITY
OMAHA STEAKS
SINCE 1917

The Family Gourmet Buffet

- 2 (5 oz.) Filet Mignons
- 2 (5 oz.) Top Sirloins
- 2 (4 oz.) Boneless Pork Chops
- 4 Boneless Chicken Breasts (1 lb. pkg.)
- 4 (3 oz.) Kielbasa Sausages
- 4 (4 oz.) Omaha Steaks Burgers
- 4 (3 oz.) Potatoes au Gratin
- 4 (4 oz.) Caramel Apple Tartlets
- OS Seasoning Packet (.33 oz.)

Plus, get 4 more Burgers and 4 more Kielbasa **FREE!**

*Savings shown over aggregated single item base price. Limit 2 pkgs. Free gifts must ship with #51689. Standard S&H will be added. Expires 2/28/18. ©2017 OCG 17M1957 Omaha Steaks, Inc.

51689HCR | \$199.90* separately
Combo Price **\$49.99**

Call 1-844-383-1775 and ask for 51689HCR
www.OmahaSteaks.com/excellent79

YOU LOVE SHOPPING

TELL US ALL ABOUT IT AND YOU COULD WIN

\$4000

To enter now, go to:
www.pulsepoll.com

Pulse Research
PULSE RESEARCH.COM

Orange Spectacular!

ONLY \$19.99*
Special limited time offer!
SAVE \$15!
Reg. Price \$34.99

Call 1-844-296-0498 to order item 453X
or Visit HaleGroves.com/D19126

*Only \$19.99 (reg. \$34.99) plus \$5.99 shipping and handling to 48 contiguous states. Some restrictions may apply. IC: 85H-D926

Anoka County RECORD
SINCE 2011

PO BOX 21014
COLUMBIA HEIGHTS MN 55421-0014
(763) 220-0411

Published weekly by Anoka County Record LLC
John Kysylyczyn, Owner and Publisher
E-mail: editor@anokacountyrecord.com

Subscriptions sent 1st Class U.S. Mail \$100/yr
Single Issue \$2 (check or money order)

www.AnokaCountyRecord.com

www.facebook.com/AnokaCountyRecord www.twitter.com/AnokaCoRecord **VERIFIED**

Member of the Minnesota Newspaper Association

Legal Newspaper of
Anoka County
City of Ham Lake
City of Oak Grove
City of Nowthen

mcan
Minnesota Classified Advertising Network

EMPLOYMENT
FULL TIME
TRAVELING OPPORTUNITY
Includes meal allowance, paid lodging, health/dental, 401(k) & paid time off. 60-80 hours/week, \$13-\$15/hour starting wages. Railroad Vegetation Control. Position starts January 2018. RAW, Inc. in Cooperstown, ND. www.rawapplicators.com 888/700.0292 info@rawapplicators.com

MISCELLANEOUS
A PLACE FOR MOM
The nation's largest senior living referral service. Contact our trusted, local experts today! Our service is free/no obligation. Call 844/347-2104

MISCELLANEOUS
STOP OVERPAYING FOR YOUR PRESCRIPTIONS!
Save! Call our licensed Canadian & International pharmacy, compare prices & get \$25.00 OFF your first prescription! Call 877/210-2257 Promo Code: CDC201725

DISH NETWORK
190+ channels. Free install. Free hopper HD-DVR. \$49.99/month (24 mos.) Add high speed internet - \$14.95 (where avail.) Call today & save 25%! 855/562-4309

DONATE YOUR CAR
truck or boat to Heritage For The Blind. Free 3-day vacation, tax deductible, free towing, all paperwork taken care of 800/439-1735

KMS PUBLIC SCHOOLS
seeking FT long-term substitute School Social Worker beginning March 2018. Qualifications: current Minnesota School Social Worker licensure. Apply: www.kms.k12.mn.us. Attach: interest letter, resume, transcripts, license, three recommendation letters.

SPECTRUM TRIPLE PLAY
TV, Internet & Voice for \$29.99 ea. 60 MB per second speed. No contract or commitment. More Channels. Faster Internet. Unlimited Voice. Call 844/290-5838

ADVERTISE HERE STATEWIDE IN 260+ NEWSPAPERS FOR ONLY \$279 PER WEEK! CALL 800-279-2979