



# APPLICATION FOR APPEAL

## Saint Paul City Council – Legislative Hearings

CITY CLERK

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

legislativehearings@ci.stpaul.mn.us

APR 24 2024

RECEIVED

### We need the following to process your appeal:

- \$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number \_\_\_\_\_)
  - Copy of the City-issued orders/letter being appealed & any attachments you may wish to include
- Appeal taken by:
- Walk In       Mail       Email

### HEARING DATE & TIME

(provided by Legislative Hearing staff)

Tuesday, May 7, 2024

Location of Hearing:

Telephone: you will be called between \_\_\_\_\_ & \_\_\_\_\_

In person (Room 330 City Hall) at: 1:00pm  
(required for all condemnation orders and Fire C of O revocations and orders to vacate)

## Address Being Appealed:

Number & Street: 705 Dayton Ave City: St. Paul State: MN Zip: 55104

Appellant/Applicant: Franchesca T Van-Wickstrom Email: franchesca.vann@yahoo.com

Phone Numbers: Business \_\_\_\_\_ Residence \_\_\_\_\_ Cell: (651) 867-8487

Signature: [Signature] Date: 04/24/2024

Name of Owner (if other than Appellant): Theodora C. Vann (deceased)

Mailing Address if Not Appellant's: 705 Dayton Ave

Phone Numbers: Residence 705 Dayton Ave Cell (651) 867-8487

What is being appealed and Why? Attachments Are Acceptable

- Vacate Order/Condemnation/Revocation of Fire C of O
- Summary/Vehicle Abatement
- Fire C of O Deficiency List/Correction
- Code Enforcement Correction Notice
- Vacant Building Registration
- Other (Fence Variance, Code Compliance, etc.)

The house is not vacant I had to leave until my niece & her in-laws were all out of the house so I could return. I returned to the house being vandalized & destroyed.



CITY OF SAINT PAUL

375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806Telephone: 651-266-8989  
Facsimile: 651-266-1919  
www.stpaul.gov/dsi

April 04, 2024

Theodora C Vann  
705 Dayton Ave  
St Paul MN 55104-6634

Customer #:830081

Bill #: 1829234

**VACANT BUILDING REGISTRATION NOTICE**

The premises at **705 DAYTON AVE** has been inspected and found to meet the legal definition of a Vacant Building as described in Saint Paul Legislative Code, Chapter 43. You are required by law to register this building with the Department of Safety and Inspections, Vacant Building Division, by filling out and returning the registration form provided with this letter. You are also required to pay the annual Vacant Building Registration Fee of **\$2,459.00**. The fee is due upon receipt of this letter and must be paid no later than thirty (30) days from the date of this letter, as required in Saint Paul Legislative Code, Chapter 43. If this building is vacant due to a fire, complete the enclosed registration form and return it to this office within 30 days.

**Payment must be received by May 04, 2024 .**

You may pay this registration fee online by going to **online.stpaul.gov** and selecting the 'Make a Payment' option. You will need your customer number and bill number to process a payment - both can be found on this letter.

To pay this invoice by mail please send this registration form along with payment to:

DEPARTMENT OF SAFETY AND INSPECTIONS  
375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806  
**Do Not Mail Cash**

If you wish to pay in person, you may do so from 8:00am to 4:00pm Monday through Friday at the above address.

You may file an appeal to this fee or registration requirements by contacting the City Clerk's Office by calling (651)266-8688. Any appeal of this fee must be made within ten (10) days of the date of this notice.

**If the registration fee is not received in this office within 45 days of the date of this letter, the full amount owed will be assessed to, and collected with, the taxes for this property as permitted by Saint Paul Legislative Code Chapter 43.**

The Code Enforcement Officer has notified the Building Inspection and Design Section that this property meets the legal definition of a registered vacant building and in accordance with Legislative Code Chapter 33, no permits (except demolition, wrecking and removal permits) will be issued until the requirements of all applicable ordinances are fulfilled.



361

CITY OF SAINT PAUL  
DEPARTMENT OF SAFETY AND INSPECTIONS  
DIVISION OF CODE ENFORCEMENT  
375 Jackson Street, Suite 220  
Saint Paul, MN 55101- 1806

April 17, 2024

24 - 024737

**SUMMARY ABATEMENT ORDER**

Yog hais tias koj tsis to taub tsab ntwav no, hu rau ntwam (651) 266- 8989. Lawv mam nrhiav ib tug neeg txhais lus los pab koj.

THEODORA C VANN  
705 DAYTON AVE  
ST PAUL MN 55104- 6634

**As owner or person(s) responsible for : 705 DAYTON AVE you are hereby ordered to eliminate all nuisance conditions which are in violation of Chapter 45 of Saint Paul Legislative Code.**

**1. Secure all points of entry to house and garage. House is illegally occupied. Comply before April 22, 2024**

If you do not correct the nuisance or file an appeal before April 22, 2024 , the City will correct the nuisance and charge all costs, including boarding costs, against the property as a special assessment to be collected in the same way as property taxes.

Charges: If the City corrects the nuisance, the charges will include the cost of correction, inspection, travel time, equipments, etc. The rate will be approximately \$260 per hour plus expensed for abatement.

**You must maintain the premises in a clean condition and provide proper and adequate refuse storage at all times  
FAILURE TO COMPLY MAY RESULT IN FURTHER ENFORCEMENT ACTION. THANK YOU FOR YOUR COOPERATION.**

Issued by: Matt Dornfeld Badge: 361 Phone Number: 651- 266- 1902

**If you have any questions about this order, the requirements or the deadline, you should contact the Inspector listed above, Monday through Friday.**

Also Sent To:

APPEALS: You may appeal this order and obtain a hearing before the City Council by completing an appeal application with the City Clerk before the appeal deadline noted above or seven (7) days after the date mailed, which ever comes first. No appeals may be filed after that date. You may obtain an appeal application from the City Clerk's Office, Room 310 in City Hall, 15 W Kellogg Blvd., St. Paul, MN 55102. The telephone number is (651) 266- 8688. You must submit a copy of this Summary Abatement Notice with your appeal application.

\*WARNING Code inspection and enforcement trips cost the taxpayers money. If the violations are not corrected within the time period required in this notice, the city's costs in conducting a reinspection after the due date for compliance will be collected from the owner rather than being paid by the taxpayers of the city. If additional new violations are discovered within the next following 12 months, the city's costs in conducting additional inspections at this same location within said 12 months will be collected from the owner rather than being paid by the taxpayers of the city. Any such future costs will be collected by assessment against the real property and are in addition to any other fines or assessments which may be levied against you and your property.

sa.rpt 9/15

## Racquel Naylor

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**From:** Matt Dornfeld  
**Sent:** Tuesday, April 23, 2024 7:20 AM  
**To:** Racquel Naylor; Daniel Hesse  
**Cc:** \*CI-StPaul\_LegislativeHearings; Melanie Zastrow; Lisa Martin; Mitchell Imbertson; Frank Thurner  
**Subject:** RE: 705 Dayton Avenue

I think she should be appealing the VB status as well as the summary abatement order as she is currently illegally occupying the home.

**From:** Racquel Naylor <racquel.naylor@ci.stpaul.mn.us>  
**Sent:** Monday, April 22, 2024 2:51 PM  
**To:** Matt Dornfeld <matt.dornfeld@ci.stpaul.mn.us>  
**Cc:** \*CI-StPaul\_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>; Melanie Zastrow <Melanie.Zastrow@ci.stpaul.mn.us>; Lisa Martin <lisa.martin@ci.stpaul.mn.us>  
**Subject:** 705 Dayton Avenue

We have an appellant on the phone who would like to file an appeal on the Summary Abatement Order dated 4-22-24 at 705 Dayton Avenue. She plans to come in tomorrow, April 23. Please hold off on enforcement.

Thank you.

Racquel Naylor  
Legislative Hearings  
Suite 310 City Hall  
15 Kellogg Boulevard West  
Saint Paul, MN 55102  
Phone: 651-266-8585  
Fax: 651-266-8574

MAR 27 2024

State of Minnesota

District Court

County  
Ramsey

Judicial District: Second  
Court File Number: 62DAFA24277  
Case Type: Domestic Abuse

In the Matter of:

Franchesca Theodora Vann-Wickstrom  
Petitioner

**Affidavit and Motion to Modify  
Order for Protection  
(Minn. Stat. § 518B.01, subd. 11)**

vs.

Marco Durell Baston Jr.  
Respondent

I, Franchesca T. Vann-Wickstrom, state that:

1. I am the  Petitioner  Respondent in this action.

2. A domestic abuse Order for Protection was issued on \_\_\_\_\_ . I request that it be amended as follows: On 03-20-2024, the respondent

came by the residence threatening to break more windows while my 13 year old daughter was sitting in the living room. She got scared and she heard the respondent state that if I wouldn't open the door he was going to bust a window again and climb right through. I was @ the hospital at the time but spoke with the respondent through my ring camera.

3. Describe in detail why the Court should issue an amended Order for Protection:

On 03-21-2024 case # 2402334, I had just gotten home from the hospital & was lying down when my husband (Isaac Garland II) yelled "baby Marco is in the house". I jumped

up outta bed half naked & put a sweater  
around me & Marco was climbing through

- 4.  An emergency exists because of an immediate danger of physical harm to me or my child (ren).
- 5.  Because of the danger of physical harm, I am requesting that the court grant my request for a change in the Order for Protection immediately and until the date of the hearing for modification.

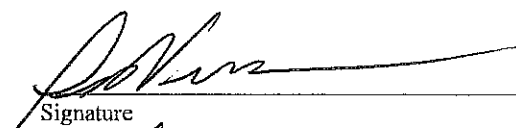
**Notice**

**To the Above Named Petitioner/Respondent: Please take Notice that on**

\_\_\_\_\_ at \_\_\_\_\_ . m. at \_\_\_\_\_  
(Date) (Time) (Address)  
before April 3rd, 2024, I will ask the Court to change the Order for Protection as  
(Judge)  
requested in my affidavit above.

I declare under penalty of perjury that everything I have stated in this document is true and correct.  
Minn. Stat. § 358.116.

Dated: 03-27-2024

  
Signature

Name: Francesca T. Vann-Wickstrom

(If you have asked to keep your address and/or phone number confidential, do not include it here.)

Address: 705 Dayton Ave.

City/State/Zip: St. Paul, Minnesota 55104

Telephone: (651) 867-8487

E-mail address: francescavann@yahoo.com

County and state where signed:  
Ramsey, Minnesota

**Distribution**

- \_\_\_\_\_ Certified copy or original - Return to Court Administrator with Affidavit of Personal Service attached
- \_\_\_\_\_ Copy for Petitioner(s)
- \_\_\_\_\_ Copy for file until original returned
- \_\_\_\_\_ Copy for Sheriff
- \_\_\_\_\_ Dissolution File
- \_\_\_\_\_ Copy for Respondent(s)
- \_\_\_\_\_ Copy for local police department
- \_\_\_\_\_ Other: \_\_\_\_\_

the living room window. My husband yells "Boy be careful he has a knife in his hand". I asked him "why the hell do you have a knife in my house and are you climbing through the fucking window?"

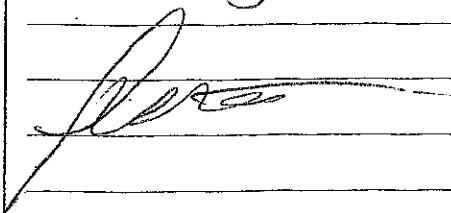
The respondent stated he had it for my husband some words were exchanged my husband I asked him to go sit down. Marco called his uncle who was already outside (Samuel Brinkley) and when he went towards the door I told Marco he needed to get out of my house w/ the knife. He started to push his back towards me w/ the knife still in his hand telling me that the police knew he came into the home w/ it. I pushed him back trying to get him out of the door. When he was in the entry way I locked the door. Speaking w/ him & law enforcement through the glass. I asked SPPD Did they know he climbed through the window a knife, they said NO. A few minutes later the respondent Tiffini Van-Brinkley, Tatianna Poe, and Samuil Brinkley all were outside in the street with Marco stating that they were going to come in and "fuck-up" me & my husband. Before I left I tried to close the door where Marco (in front of SPPD) put his foot in the door and started pushing me again where I started to push back before I could move out the way the police tried to break it up. I did grab his hair in self defense where 5-6 of his dreds got pulled out when we were shoving back & forth. I have been sleeping in my car for safety reasons once again & this is



truly affecting my health judge. This young man is consistently putting my safety @ risk.

I've tried to let him stay & try to live peacefully, but after the tussel w/ SPPD present Marco, Tatianna Poe, and orchestrated verbally from Samuel Brinkley all my first floor house windows were busted out. I have video evidence of the threats from the respondent stating "I would get slashed" and audio as well from after I left the residence where Marco let in Tiffini Vann, Samuel Brinkley, Tatianna Poe, and witnesses on how they sliced, stomped, broke, almost all of my belongings before my cameras (for my family) were destroyed.

I really hope this was about enough statement to get my house and my life back. I also included the (UD) eviction paperwork on why this young man has been evicted as well.





I told Sgt. Bedner when she came out to serve the respondent @ the time of the residence of 705 Dayton Ave I was going to cancel it due to the respondent not being present @ the time and I thought he wasn't coming back and also I had filed for the eviction. I assumed me and my 13 year old daughter would be safe from harm. On 03/20/24 the respondent had texted my phone ~~saying~~ stating to me he needed to come grab his clothes, he didn't give a time. But I responded letting him know that I wasn't home but would be later that evening. My neighbors called the police so he could be removed from the property.

State of Minnesota

District Court

County of Ramsey

Second Judicial District

Franchesca Vann-Wickstrom  
Plaintiff,

**DECISION & ORDER**

vs.

Marco Durell Baston  
Defendants.

**Case No.: 62-HG-CV-24-696**  
**Case Type: Eviction (UD)**

This matter came on for a hearing before Judge Sheu on March 26, 2024. Based on the relevant files, argument of counsel, and the proceedings held herein, the Court makes the following:

**PLAINTIFF(S):**

- Franchesca Van-Wickstrom, appeared on their own behalf.
- appeared represented by and with counsel,
- , Esq., appeared on behalf of Plaintiff.
- did not appear and is in default.

**DEFENDANT(S):**

- appeared on their own behalf.
- appeared represented by and with counsel,.
- did not appear and is in default.

Other:

**THE COURT FINDS AND ORDERS THAT:**

1.  **SETTLEMENT.** The parties have reached a settlement agreement, which is approved and incorporated into this Decision and Order.
  - Settled through Mediation (See attached settlement agreement)
  - Settled by the Litigants (See attached settlement agreement)
  - Settlement terms are as follows:
2. **SERVICE.** On review of the record:
  - Landlord properly served the Summons and Complaint.
  - Landlord failed to strictly comply with service requirements of Minnesota Statute § 504B.331 and this matter must be dismissed. See *Koski v. Johnson*, 837 N.W.2d 739 (Minn. Ct. App. 2013).

3. **COMPLAINT.** The allegations in the Complaint:

- are true.
- have not been proven by Plaintiff.
- have been proven by Plaintiff.
- have been admitted by Defendant.
- have been denied by Defendant.

4.  The tenant has breached the lease as follows: domestic violence.

5.  This matter is **DISMISSED**:

- WITHOUT**  **WITH** prejudice. Dismissal is appropriate due to:
- Plaintiff's failure to appear; or
- for payment.

6.  Plaintiff is entitled to recovery of the property plus filing fees and service costs paid for this court action.

7.  This case shall be made immediately confidential.

8.  Upon compliance and filing of an affidavit of compliance, this case may be expunged.

9. **THE WRIT OF RECOVERY** shall:

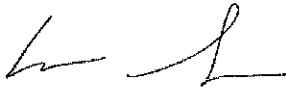
- issue immediately
- issue after
- issue if any of the above settlement conditions are not met

10.  Other:

The foregoing shall constitute entry of the order of the Court.

Let Judgment Be Entered Accordingly.

By the Court:



Sheu, Edward (Judge)  
Mar 26 2024 12:44 PM

District Court Judge

Filed in District Court  
State of Minnesota

State of Minnesota

County  
Ramsey

Mar 27 2024 5:02 PM

District Court

|                    |                          |
|--------------------|--------------------------|
| Judicial District: | Second Judicial District |
| Court File Number: | 62-DA-FA-24-277          |
| Case Type:         | Domestic Abuse           |

In the Matter of

Francesca Theodora Vann-Wickstrom and OBO  
Minor Child  
Vs  
Marco Durell Baston, Jr.

**Order on Motion to Modify  
Requesting Emergency (Ex Parte) Relief  
(Minn. Stat. § 518B.01/609.748)**

**TO THE ABOVE-NAMED PETITIONER / RESPONDENT:**

Based upon the Affidavit and Motion, and other information in the Court file in this matter:

**IT IS ORDERED** that you personally appear before the above-named Court, for a remote hearing via Zoom SEE NOTICE OF HEARING and explain why the request of the Petitioner/Respondent to change the Domestic Abuse Order for Protection dated 4/3/2024 should not be granted. If you do not appear, the request to change the Order may be granted without your participation.

**IT IS ALSO ORDERED** that until the hearing:

1.  The order denying issued on 3/14/2024 remains in full force and effect, except that:  
  
OR
2.  Emergency (Ex Parte) relief is denied and a hearing on the motion will be scheduled.
3.  Other:

1. The motion filed on March 27, 2024 alleges an immediate danger of domestic abuse.
2. The following parties need an Order for Protection and are referred to in this Order as "Protected Person(s)":  
Francesca T Vann-Wickstrom  
Jordyn Olivia Vann
3. Petitioner is requesting a hearing.
4. A hearing is required to address the relief requested in the Petition.

**Based upon these findings, IT IS ORDERED:**

1. A hearing will be held at SEE NOTICE OF HEARING. The requested relief is temporarily granted as set out below. At the scheduled hearing, the Court will decide whether this Order for Protection will remain in effect, and whether any other relief will be granted. IF RESPONDENT FAILS TO APPEAR FOR THE HEARING, THE ORDER MAY REMAIN IN EFFECT OR A NEW ORDER MAY BE ISSUED. IF RESPONDENT FAILS TO APPEAR AT THE HEARING, THE RESPONDENT MUST STILL OBEY THIS ORDER OR ANY OTHER ORDER FOR PROTECTION ISSUED BY THE COURT IN THIS CASE. IF PETITIONER FAILS TO APPEAR FOR THE HEARING, THIS CASE MAY BE DISMISSED.
2. Respondent shall appear personally and respond to the petition. ~~IF YOU FAIL TO APPEAR YOU MAY BE HELD IN CONTEMPT OF COURT.~~
3. Respondent must not commit acts of domestic abuse against the Protected Person(s). This means that Respondent may not harm or cause fear of harm to the Protected Person(s), and that Respondent may not use, attempt to use, or threaten to use physical force that would reasonably be expected to cause bodily injury to the Protected Person(s).
4. Respondent must not have any contact with the Protected Person(s) whether in person, with or through other persons, by telephone, mail, e-mail, through electronic devices, social media, or by any other means.
5. Respondent must not go to or enter the residence(s) of the Protected Person(s) located at the address(es) listed below. Respondent must stay a reasonable distance away from the residence(s) of the Protected Person(s) specifically as follows: [2 CITY BLOCKS OR 1/4 MILE IN ALL DIRECTIONS, WHICHEVER DISTANCE IS GREATER]; and Respondent must stay a reasonable distance away from ANY FUTURE RESIDENCES of the Protected Person(s). NOTICE: RESPONDENT MUST NOT ENTER OR STAY AT THE RESIDENCE OF THE PROTECTED PERSON(S) FOR ANY REASON, EVEN IF INVITED TO DO SO. IF RESPONDENT IS FOUND AT THE PROTECTED PERSON'S RESIDENCE, THE PROTECTED PERSON IS NOT IN VIOLATION OF THIS ORDER, AND THE ORDER REMAINS IN EFFECT.  
  
705 DAYTON AVE  
ST PAUL, MN 55104
6. Respondent may remove necessary belongings from the residence of Protected Person(s) under the supervision of the ST. PAUL Police Department or Sheriff.
7. Neither party shall sell, give away, damage, destroy, hide, or permit any other person to obtain legal rights in any property, whether real estate or personal property, owned or possessed by the parties together (or solely by the other party if the parties are married), except in the usual course of business or for the necessities of life.

8. Respondent must not physically abuse or injure any pet or companion animal, without legal justification, known to be owned, possessed, kept, or held by either party or a minor child residing in the residence or household of either party as an indirect means of intentionally threatening the safety of such person.
9. The RAMSEY County Sheriff's department and the ST. PAUL Police Department shall help the Petitioner execute and/or serve this Order, without charge. Peace officers licensed by the State of Minnesota and correction officers, including, but not limited to, probation officers, court services officers, parole officers and employees of jails or correctional facilities may serve an Order for Protection. If the application for relief is brought in a county in which the Respondent is not present, the sheriff shall forward the pleadings necessary for service upon the Respondent to the sheriff of the county in which the Respondent is present. This must be expedited to allow for timely service.
10. Under federal law, every Police Department and Sheriff's office in the United States, including Washington D.C. and tribal and territorial lands, is responsible for enforcing this order. Enforcement of this order may include, but is not limited to, assisting in obtaining physical custody of child(ren), removing Respondent from the residence, and getting property back from the Respondent. 18 U.S.C. 2265.
11. You are also restrained from harassing, stalking, or threatening the Protected Person(s), or engaging in other conduct that would place the Protected Person(s) in reasonable fear of bodily injury to that person; and you are prohibited from the use, attempted use, or threatened use of physical force against the Protected Person(s) that would reasonably be expected to cause bodily injury. 18 U.S.C. 922(g)(8)(B) and (C).
12. ~~Having found that the Affidavit and Petition for Order for Protection contains allegations of child abuse or neglect, Court Administration shall notify the RAMSEY County Child Protection Agency intake office of the allegations of child abuse and neglect stated in the Affidavit and Petition for Order for Protection.~~
13. This Order will be effective for a period of TWO YEARS from the date of this order, or until modified or vacated at a hearing.

**Notice to Respondent:**

- **You have a right to a hearing. If no hearing is scheduled and you want a hearing, you must request one within 5 days of service of this order by completing and returning the "Request for a Hearing" form to court administration.**
- **A police officer shall arrest you and take you to jail if the police officer believes you have violated this Order and shall hold you in jail for at least 36 hours excluding the day of arrest, Sundays, and holidays, unless you are released by a judge or judicial**

officer.

- Violation of this Order may be treated as a misdemeanor, gross misdemeanor, or felony. A misdemeanor violation may result in a sentence of up to 90 days in jail and/or a fine of up to \$1,000. Some repeat violations are gross misdemeanors that may result in a sentence of up to one year in jail and/or a fine up to \$3,000. Other violations are felonies and may result in a sentence of imprisonment for up to five years and/or a fine of up to \$10,000.
- This order is entitled to full faith and credit and shall be enforced anywhere in the U.S. including Tribal lands. 18 U.S.C. § 2265. Crossing state, territorial, or tribal boundaries to violate this order may result in federal imprisonment. 18 U.S.C. § 2262.
- A violation of this Order for protection is a deportable offense. If you are not a United States citizen, a violation of this Order could result in your deportation.
- You must comply with the Violent Crime Control and Law Enforcement Act of 1994, 18 U.S.C. § 922(g)(8), concerning the shipping, transporting, possession, or receiving of firearms and ammunition when a qualifying protective order is in place.

#### Notice to Petitioner

- If you move, notify the Court Administrator so that your address can be updated for notice and enforcement purposes.
- If you move to a different city, send or deliver a copy of the Order for Protection to law enforcement for your new city.
- Your Order for Protection will be enforced even if you fail to take the steps above.

#### Notice to Both Parties:

If a hearing is scheduled, be prepared on the scheduled date. You may be asked to testify at that time or depending on the Court's calendar the hearing may be rescheduled. You should bring any available documentation, such as police reports (certified copies), hospital and doctor reports, pictures, witnesses, or other items. You may not be able to use written reports, affidavits, or statements from persons who are not at the hearing as witnesses.

**NOTE:** If an Order for Protection is issued, the Court must consider the Order in making a decision in any parenting time (visitation) proceeding, if requested by Petitioner.



State of Minnesota  
Ramsey County

District Court  
Second Judicial District  
Case Type: Domestic Abuse/Harassment

### Notice of Filing of Order

PLEASE TAKE NOTICE THAT you are hereby notified that the attached Order has been filed in this case. The date of filing is represented on the "FILED" stamp on the face of the order.

Donald Harper  
Court Administrator  
Ramsey County District Court  
25 W. Seventh Street  
Saint Paul, MN 55102  
651-266-5130

A true and correct copy of this notice has been served pursuant to Minnesota Rules of Civil Procedure, Rule 77.04.

NOTE: When signed by a Referee, this temporary order is effective upon the Referee's signature (Minn. Stat. § 518B.01, subd. 7 (c)).

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Rebecca Rossow

Rossow, Rebecca (Referee)  
Mar 27 2024 5:02 PM

Dated: \_\_\_\_\_

\_\_\_\_\_  
Referee of District Court

Dated: \_\_\_\_\_

\_\_\_\_\_  
Judge of District Court

**AFFIDAVIT OF IDENTITY  
AND SURVIVORSHIP FOR  
TRANSFER ON DEATH DEED**

State of Minnesota, County of Ramsey

Francesca Theodora Vann-Wickstrom ("Affiant"), being first duly sworn on oath, states that to my personal knowledge:

1. Theodora C. Vann ("Decedent") is the person named in the certified copy of the Certificate of Death attached hereto.

2. On the date of death, Decedent was an owner of the real property in Ramsey County, Minnesota, legally described as follows:

E 30' of lot 27 and W 30' of lot 28.  
Block 2, Holcomb's Addition to Saint Paul, Minnesota  
Ramsey County

Check here if all or part of the described real property is Registered (Torrens)

and Decedent was the Grantor Owner in a transfer on death deed ("Deed") recorded on April 12<sup>th</sup>, 2022 as Document

Number A04942240 in the Office of the  County Recorder  Registrar of Titles of \_\_\_\_\_

County, Minnesota. (If recorded with the Registrar of Titles, insert the Certificate of Title number: \_\_\_\_\_.)

3.  All of the Grantee Beneficiary(ies) named in the Deed survived the Decedent by 120 hours. (Complete the following statement.)

The Grantee Beneficiary(ies) named in the Deed who survived the Decedent by 120 hours is(are):

Juani A. Vann-Jackson

(insert names of the Grantee Beneficiary(ies) who survived the Decedent)

One or more of the Grantee Beneficiary(ies) named in the Deed did not survive the Decedent by 120 hours. (Complete the following two statements.)

The Grantee Beneficiary(ies) who survived the Decedent by 120 hours is(are):

\_\_\_\_\_

*(insert names of the Grantee Beneficiary(ies) who survived the Decedent)*

The Grantee Beneficiary(ies) who did not survive the Decedent by 120 hours is(are):

\_\_\_\_\_

*(insert names of the Grantee Beneficiary(ies) who did not survive the Decedent)*

4. A certified copy of the Certificate of Death for each deceased Grantee Beneficiary who did not survive the Decedent by 120 hours is attached to this affidavit.

5. A Clearance Certificate pursuant to Minn. Stat. 507.071 subd. 23  is or  is not attached to this affidavit.

*(check only one box)*

Affiant

\_\_\_\_\_  
*(signature of Affiant)*

Signed and sworn to (or affirmed) before me on \_\_\_\_\_, by \_\_\_\_\_  
*(month/day/year)*

\_\_\_\_\_  
*(insert name of person making statement)*

(Stamp)

\_\_\_\_\_  
*(signature of notarial officer)*

Title (and Rank): \_\_\_\_\_

My commission expires: \_\_\_\_\_  
*(month/day/year)*

THIS INSTRUMENT WAS DRAFTED BY:  
*(insert name and address)*

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN  
THIS INSTRUMENT SHOULD BE SENT TO:  
*(insert name and address of person to whom tax statements should be sent)*

Francesca T. Vann-Widstrom  
705 Dayton Ave.  
St. Paul, MN 55104

QUIT CLAIM DEED  
Individual(s) to Individual(s)

Minnesota Uniform Conveyancing Blanks  
Form 10.3.1 (2018)

eCRV number: \_\_\_\_\_

DEED TAX DUE: \$ 1.70

DATE: 03/14/2024  
(month/day/year)

FOR VALUABLE CONSIDERATION, Imani A Vann-Jackson - Married  
(insert name and marital status of each Grantor)

\_\_\_\_\_ ("Grantor"),  
hereby conveys and quitclaims to Franchesca Theodora Vann-Wickstrom  
(insert name of each Grantee)

\_\_\_\_\_ ("Grantee"), as

- (Check only one box.)
- tenants in common, (If more than one Grantee is named above and either no box is checked or both boxes are checked, this conveyance is made to the named Grantees as tenants in common.)
  - joint tenants,

real property in Ramsey County, Minnesota, legally described as follows:

E. 30' of lot 27 and W 30' of lot 28,  
Block 2, Holcomb's Addition to Saint Paul, Minnesota  
Ramsey County

Check here if all or part of the described real property is Registered (Torrens)

together with all hereditaments and appurtenances belonging thereto.

Check applicable box:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: \_\_\_\_\_.)
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

Imani Vann-Jackson  
(signature)

W/A  
(signature)

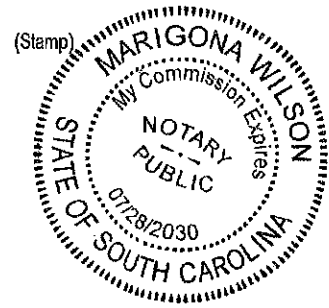
W/A  
(signature)

W/A  
(signature)

State of South Carolina, County of Berkeley

This instrument was acknowledged before me on 03/14/2024, by Imani A Vann-Jackson  
(month/day/year) (married)

(insert name and marital status of each Grantor)



M. Wilson  
(signature of notarial officer)

Title (and Rank): Notary

My commission expires: 07/28/30  
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:  
(insert name and address)

IMANI A. VANN-JACKSON  
203 Seth Ct  
Goose Creek, SC 29445

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:  
(insert legal name and residential or business address of Grantee)

Franchesca Theodora Vann-Wickstrom  
705 Dayton Ave.  
St. Paul, Minnesota 55104

(Top 3 inches reserved for recording data)

TRANSFER ON DEATH DEED  
Statutory form  
Minn. Stat. 507.071

Minnesota Uniform Conveyancing Blanks  
Form 10.8.4(2011)

NO DEED TAX DUE  
pursuant to Minn. Stat. 287.22(15)

DATE: 03/11/2022  
(month/day/year)

I (we) Theodora C. Vann  
(insert name of Grantor Owner or Owners and spouses, if any, with marital status designated)

("Grantor(s)"),

hereby convey(s) and quit claim(s) to Imani A. Vann-Jackson  
(insert name of Grantee Beneficiary, whether one or more)

("Grantee Beneficiary"), effective

- (check only one box)  on the death of the Grantor Owner, if only one grantor is named above, or on the death of the last of the Grantor Owners to die, if more than one Grantor Owner is named above, or
- on the death of \_\_\_\_\_,  
(insert name of Grantor Owner, must be one of the Grantor Owners named above)

the following described real property:

705 Dayton Avenue E. 30' of lot 27, and W 30'  
Saint Paul, MN 55104 of lot 28, Block 2, Holcomb's  
Addition to Saint Paul, Minnesota

Check here if all or part of the described real property is Registered (Torrens)

Ramsey County

together with all hereditaments and appurtenances belonging thereto.

**NOTE: Pursuant to Minn. Stat. 507.071, subd. 8, this deed must be recorded before the death of the Grantor Owner upon whose death the conveyance or transfer is effective.**



If checked, the following optional statement applies:

- When effective, this instrument conveys any and all interests in the described real property acquired by the Grantor Owner(s) before, on, or after the date of this instrument.

Grantor(s)

*Theodora C. Vann*  
 (signature)

(signature)

State of Minnesota, County of Ramsey

This instrument was acknowledged before me on 03/11/2022, by

Theodora C. Vann - Single  
(month/day/year)

(insert name and marital status of each grantor)

(Stamp)



*Janis Jo Molde*  
 (signature of notarial officer)

Title (and Rank): CRC Us Bank

My commission expires: 01/31/2023  
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:  
(insert name and address)

*Franchesca T. Vann-Wickstrom*  
*878 Bradley St. Apt. C*  
*St. Paul, MN 55130*



# RAMSEY COUNTY

90 Plato Blvd W  
PO Box 64099  
St. Paul MN 55164-0099  
Email us at:  
askcountyrecorder@co.ramsey.mn.us

## Package Receipt

04/12/2022 11:32 AM

County Recorder/Registrar of Titles  
Auditor/Treasurer  
Ramsey County

Package #: 1518300

Deputy #: 715

Cash/Check Customer

| <u>Doc #</u> | <u>Document Name</u>   | <u>Fee</u>     |
|--------------|------------------------|----------------|
| A4942240     | Transfer on Death Deed | \$46.00        |
| <b>Total</b> |                        | <b>\$46.00</b> |

| <u>Tender Amounts</u> |                |
|-----------------------|----------------|
| Cash                  | \$46.00        |
| <b>Total</b>          | <b>\$46.00</b> |
| Check Total           | \$0.00         |

### Ramsey County Document Recording

Deputy #: 715

Package #: 1518300

Check Count: 0

Package Endorse Date: 04/12/2022

Recorded Date: 04/12/2022

Package Receipt Total: \$46.00

Check Total: \$0.00

000000071520220412000151830000000000000009



Doc No A04942240

Certified, filed and/or recorded on  
Apr 12, 2022 11:32 AM

Office of the County Recorder  
Ramsey County, Minnesota  
Todd J. Uecker, County Recorder  
Heather L. Bestler, County Auditor and Treasurer

Deputy 715

Pkg ID 1518300D

|                                 |                |
|---------------------------------|----------------|
| Document Recording Fee Abstract | \$46.00        |
| <b><i>Document Total</i></b>    | <b>\$46.00</b> |

STATE OF MINNESOTA  
COUNTY OF RAMSEY

DISTRICT COURT  
SECOND JUDICIAL DISTRICT  
PROBATE COURT DIVISION  
Court File No. 62-PR-24-159

In the Matter of the Estate of:  
Theodora C. Vann  
Decedent.

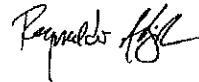
ORDER OF FORMAL APPOINTMENT OF  
SPECIAL ADMINISTRATOR

The Petition for Appointment of Personal Representative, signed by Franchesca Theodora Vann-Wickstrom came before the Court on 4/2/2024. The Court, having heard and considered the Petition, determines the following:

1. This Court has jurisdiction and venue in this County is proper.
2. The Petition is complete.
3. The Petitioner has declared or affirmed that the representations contained in the Petition are true and complete to the best of the petitioner's knowledge or belief.
4. The Petitioner is an interested person as defined by Minnesota law.
5. On the basis of the Petition, it appears that the Decedent had a Will dated 2/25/2022.
6. Any notice required by Minnesota law has been given.
7. Decedent died on 4/21/2022.
8. Appointment of a special administrator is necessary to protect the Estate because the Real Estate once owned by the Decedent is in danger of foreclosure. Various deeds are alleged to have been executed concerning the real estate.

IT IS ORDERED:

1. Franchesca Theodora Vann-Wickstrom is formally appointed the special administrator of Decedent's Estate with no bond to preserve the Estate and to secure its proper administration to avoid foreclosure of real estate and correct filing records and restructure loans as necessary.
2. Upon filing a statement of acceptance and oath, letters of special administration will be issued.



Allgala, Reynaldo (Judge)  
Apr 4 2024 10:37 AM

Judge of District Court

Order Recommended by:



Olaver, Jodi  
Apr 4 2024 10:32 AM

District Court Referee

STATE OF MINNESOTA  
COUNTY OF RAMSEY

DISTRICT COURT  
SECOND JUDICIAL DISTRICT  
PROBATE COURT DIVISION  
Court File No. 62-PR-24-159

In the Matter of the Estate of:  
Theodora C. Vann  
Decedent.

LETTERS OF SPECIAL ADMINISTRATION

1. Decedent died on 4/21/2022.
2. Franchesca Theodora Vann-Wickstrom has been formally appointed the special administrator of Decedent's Estate for the limited purpose to to avoid foreclosure of real estate and correct filing records and restructure loans as necessary.

Date: \_\_\_\_\_

Aligada, Reynaldo (Judge)  
Apr 4 2024 10:37 AM  
Judge of District Court

Order Recommended by:

JOEL C. OLSON, DISTRICT COURT  
APPROVED, RECOMMENDED, AND SUBMITTED TO THE COURT

Olson, Joel  
Apr 4 2024 10:33 AM  
District Court Referee

The Second Judicial District, Court Administration, State of Minnesota, does hereby certify that the attached instrument is a true and correct copy of the official version of the court record. I further certify the Letters are in full force and effect.

Dated this 5<sup>th</sup> day of April, 2024  
By Christine Holquist, Deputy



May 22, 2023

Mortgagor on record: Theodora C Vann  
Co-Mortgagor on record:  
Property address: 705 Dayton Ave  
Saint Paul MN 55104

**Potential Successor Information**

(\* indicates required field)

Full legal name(s)\*: franchesca Theodora  
Vann-Wickstrom

Mailing address\*: 705 Dayton Ave

City\*: St. Paul State\*: MN Zip code\*: 55104

Phone number\*: (651) 867-8487

Secondary phone: \_\_\_\_\_

Email address: franchesca.vann@yale.edu.com

Secondary email address: \_\_\_\_\_

Social Security number(s): 470-08-5443

Date of birth: 06-24-1986

Relationship to mortgagor on record\*: Daughter

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Do you have legal representation? Yes \_\_\_\_\_ No


If Yes, Name(s): \_\_\_\_\_

---

Other information: \_\_\_\_\_

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By providing us with a telephone number for a cellular phone or other wireless device, including a number that you later convert to a cellular number, you are expressly consenting to receiving communications including but not limited to prerecorded or artificial voice message calls, text messages, and calls made by an automatic telephone dialing system from us or our affiliates and agents at that number. This express consent applies to each such telephone number that you provide to us now or in the future and permits such calls for non-marketing purposes. Calls and messages may incur access fees from your cellular provider.

A handwritten signature in black ink, appearing to be 'J. Smith', written over a horizontal line.