

# Public Notices

STATE OF MINNESOTA  
COUNTY OF STEARNS

**DISTRICT COURT**  
**7TH JUDICIAL DISTRICT**  
Case Type: 14-Other Civil  
(Quiet Title)  
Court File No.:  
73-CV-24-2931

**SUMMONS**

Assia Schleper, as Personal Representative of the Estate of Michael G. Schleper,

Plaintiff,

vs.

Hillside Acres Limited Partnership, Robert L. Backes, Kayla R. Backes, Jesse Hagemeyer, Lucy Hagemeyer, Randolph L. Backes and Janet D. Backes, Trustees of the Randolph L. Backes and Janet D. Backes Revocable Trust Agreement dated Mar. 13, 2023, Nicholas J. Korn and Kelly P. Korn, Trustees of the Nicholas J. Korn Revocable Trust dated Nov. 9, 2022, Kelly P. Korn and Nicholas J. Korn, Trustees of the Kelly P. Korn Revocable Trust dated Nov. 9, 2022, Carlton D. Hennen, Sheri B. Hennen, Ramona Myott, Anna Marie Jonas, Janice Lokken, Theresa Gillespie, Patricia Bechtold, Stephen Schleper, Beverly Schleper, Suzanne Rusk, Peter Schleper, Jacquelyn Humphrey, Anna Marie Jonas and Patricia Bechtold as Trustees of the Elmer Schleper Trust Agreement dated Aug. 27, 2007, the unknown heirs of Elmer Schleper, the unknown heirs of Marcelline Schleper, and also all other persons unknown claiming any right, title, estate, interest, or lien in the real estate described in the complaint herein,

Defendants.

THIS SUMMONS IS DIRECTED TO THE FOLLOWING DEFENDANTS.

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

**2. YOU MUST REPLY WITHIN 21 DAYS TO PROTECT YOUR RIGHTS.** You must give or mail to the person who signed this Summons a written response called an Answer within 21 days 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:

Rajkowski Hansmeier Ltd,  
4140 Thielman Ln, Ste 110,  
PO Box 7456  
St. Cloud, MN 56302-7456

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

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

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

**6. ALTERNATIVE DISPUTE RESOLUTION.** The parties may agree to be ordered to participate in an alternative dispute resolution

process under Rule 114 of the Minnesota General Rules of Practice. You must still send your written response to the Complaint even if you expect to use alternative means of resolving this dispute.

**7. THIS LAWSUIT MAY AFFECT OR BRING INTO QUESTION TITLE TO REAL PROPERTY** located in Stearns County, State of Minnesota, legally described as follows:

That part of Government Lots 15 and 16, Section 30, Township 124, Range 31, Stearns County, Minnesota, and that part of Government Lots 1, 2, 6, 7, 8, 9, 10, 11 and the Northwest Quarter of the Northeast Quarter, all in Section 31, Township 124, Range 31, Stearns County, Minnesota, described as follows: Beginning at the southeast corner of said Government Lot 16; thence South 84 degrees 26 minutes 32 seconds West, assumed bearing, along the south line of said Government Lot 16, and along the centerline of County Road No. 23, a distance of 1062.19 feet; thence northwesterly 950.07 feet, along a tangential curve, concaved to the northeast and along said centerline of County Road No. 23, having a radius of 849.30 feet and a central angle of 64 degrees 05 minutes 38 seconds; thence North 31 degrees 27 minutes 50 seconds West, tangent to last described curve and along said centerline of County Road No. 23, a distance of 28.91 feet; thence South 73 degrees 23 minutes 40 seconds West, 41.28 feet; thence South 32 degrees 14 minutes 48 seconds West, 49.24 feet; thence South 08 degrees 30 minutes 37 seconds East, 59.07 feet; thence South 10 degrees 00 minutes 34 seconds East, 111.35 feet; thence South 04 degrees 30 minutes 38 seconds East, 227.49 feet; thence South 04 degrees 01 minutes 37 seconds East, 304.46 feet; thence South 85 degrees 07 minutes 45 seconds West, 210.99 feet; thence South 04 degrees 55 minutes 33 seconds East, 388.05 feet, to the north line of the South Half of said Government Lot 2; thence South 85 degrees 04 minutes 57 seconds West, along said north line of the South Half of Government Lot 2, a distance of 703.79 feet, to the northwest corner of said Government Lot 2; thence South 00 degrees 45 minutes 41 seconds West, along the west line of said Government Lot 2, a distance of 686.38 feet, to the northeast corner of said Government Lot 6; thence South 85 degrees 43 minutes 12 seconds West, along the north line of said Government Lot 6, a distance of 1369.77 feet, to the northwest corner of said Government Lot 6; thence South 00 degrees 16 minutes 13 seconds West, along the west line of said Government Lot 6, a distance of 502 feet, more or less, to the centerline of the Sauk River; thence Southeasterly along said centerline of the Sauk River to the South line of said Government Lot 11 or said Government Lot 10; thence North 88 degrees 27 minutes 50 seconds East, along said south line of Government Lots 11 or 10, a distance of 1359 feet, more or less, to the east line of the west 16.00 feet of said Government Lot 9; thence North 87 degrees 01 minutes 26 seconds East, along said south line of Government Lot 8, a distance of

1339.83 feet, to the southeast corner of said Government Lot 8; thence North 01 degrees 40 minutes 39 seconds East, along the east line of said Government Lot 8, a distance of 322.03 feet; thence South 87 degrees 01 minutes 26 seconds West, 1358.39 feet, to the west line of said Government Lot 8; thence North 01 degrees 13 minutes 48 seconds East, along said west line of Government Lot 8, a distance of 257.04 feet; thence North 87 degrees 01 minutes 26 seconds East, 1360.41 feet, to said east line of Government Lot 8; thence North 01 degrees 40 minutes 39 seconds East, along said east line of Government Lot 8, a distance of 827.55 feet; thence South 84 degrees 46 minutes 09 seconds West, 21.31 feet; thence North 02 degrees 50 minutes 47 seconds East, 1470.61 feet, to the north line of said Northwest Quarter of the Northeast Quarter; thence South 84 degrees 48 minutes 14 seconds West, along said north line of the Northwest Quarter of the Northeast Quarter, 8.91 feet, to the point of beginning. ALSO

That part of the North Half of Government Lot 2, Section 31, Township 124, Range 31, Stearns County, Minnesota, described as follows: Commencing at the northwest corner of the South Half of said Government Lot 2; thence North 85 degrees 04 minutes 57 seconds East, assumed bearing along the north line of said South Half of Government Lot 2, a distance of 28.60 feet, to the point of beginning of the tract to be described; thence continuing North 85 degrees 04 minutes 57 seconds East, along said north line of the South Half of Government Lot 2, a distance of 675.19 feet; thence North 04 degrees 55 minutes 33 seconds West, 49.45 feet; thence South 85 degrees 05 minutes 34 seconds West, 673.19 feet; thence South 02 degrees 36 minutes 51 seconds East, 49.61 feet, to the point of beginning.

**LESS AND EXCEPT**

That part of the South Half of Government Lot 2, Section 31, Township 124, Range 31, Stearns County, Minnesota, described as follows: Beginning at the northwest corner of said South Half of Government Lot 2; thence North 85 degrees 04 minutes 57 seconds East, assumed bearing along the north line of said South Half of Government Lot 2, a distance of 28.60 feet; thence South 02 degrees 36 minutes 51 seconds East, 684.33 feet, to the south line of said Government Lot 2; thence South 85 degrees 43 minutes 12 seconds West, along said south line of Government Lot 2, a distance of 69.02 feet, to the southwest corner of said Government Lot 2; thence North 00 degrees 45 minutes 41 seconds East, along the west line of said Government Lot 2, a distance of 686.38 feet, to the point of beginning.

The object of this action is to determine Plaintiff owns the above real property in fee simple and determine the adverse claims, if any, and the rights of all parties respectively herein.

**8. NOTICE IS FURTHER GIVEN** that no personal claim is made by plaintiff against any of the defendants

Dated: March 26, 2024

Rajkowski Hansmeier, Ltd.  
By /s/ Chad M. Roggeman  
Chad M. Roggeman  
#028788X  
4140 Thielman Ln, Ste 110  
PO Box 7456  
St. Cloud, MN 56302  
(320) 251-1055  
(320) 251-5896 fax  
croggeman@rajhan.com  
Attorney for Plaintiff

(Pub. July 30 - Aug. 13, 2024)

STATE OF MINNESOTA  
COUNTY OF STEARNS

**DISTRICT COURT**  
**7TH JUDICIAL DISTRICT**  
Case Type: Probate  
Court File No.:  
73-PR-24-4998  
Case Type:  
Informal Probate

Notice of Informal Probate of Will and Appointment of Personal Representative and Notice to Creditors

In re the Estate of

Larry Bernard Johnson,  
a/k/a Larry B. Johnson,  
Deceased

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 February 21, 1995 has been filed with the Probate Registrar, and the application has been granted.

Notice is also given that the Probate Registrar has informally appointed the following: Brian L. Johnson whose mailing address is 19520 Upland Street NW, Elk River, MN 55330, as personal representative of the Estate of the Decedent. Any heir, devisee or other interested person may be entitled to appointment as personal representative, or may object to the appointment of the personal representative. Unless objections are filed pursuant to Minn. Stat. § 524.3-607, and the court otherwise orders, the personal representative has full power to administer the Estate, including, after 30 days from the date of issuance of letters, the power to sell, encumber, lease or distribute real estate.

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

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

Dated: July 19, 2024  
Heidi Rasmussen  
Probate Registrar

Dated: July 19, 2024  
George Lock  
Court Administrator

Filed in District Court  
State of Minnesota  
Dated July 19, 2024

Attorney for Personal

Representative  
ANDREW PAUL GREGORY  
Attorney License No.:  
403589  
PO Box 46424  
Eden Prairie, MN 55344  
Telephone: 612-562-9130  
andy@andygregorylaw.com

(Publish August 6 & 13, 2024)

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that a public hearing will be held before the Cold Spring Planning Commission on Wednesday, August 21, 2024 to consider the following proposed ordinance.

**City of Cold Spring PROPOSED ORDINANCE NO. 414 AN ORDINANCE AMENDING THE ZONING ORDINANCE OF COLD SPRING PERTAINING TO PARKING ACCESS AND SURFACE DESIGN STANDARDS**

THE CITY COUNCIL OF THE CITY OF COLD SPRING, STEARNS COUNTY, MINNESOTA HEREBY ORDAINS: **SUBDIVISION 1.** Section 17 General Regulations, shall be amended by deleting the language stricken below and adding the language underlined.

Subdivision 12 Off-street Parking and Loading, (5) Parking Design Standards, (a) Access.

Ingress to and egress from parking areas shall conform to City Engineer design standards. Driving over a curb to access a parking area shall not be allowed.

Subdivision 12 Off-street Parking and Loading, (5) Parking Design Standards, (c) Surface.

All off-street parking spaces, together with driveways, aisles, and other circulation areas, shall be improved in such a way as to provide a hard, durable, and dust-free surface such as, but not limited to concrete, asphalt, or pavers. Gravel, Class 2, Class 5, and similar pervious materials are not allowed. All parking areas shall provide for proper drainage of surface water to prevent the drainage of such water onto adjacent properties or walkways, and shall be maintained in a safe, well-kept condition.

**Subdivision 2.** This ordinance shall be in full force and effect upon its passage and subsequent publication.

**PASSED AND ADOPTED** by the City Council of the City of Cold Spring, Minnesota, this 28th day of August, 2024.

SIGNED:  
Dave Heinen, Mayor

WITNESSED:  
Kris Dockendorf, City Administrator

(Publish August 6, 2024)

**NOTICE OF PUBLIC HEARINGS COLD SPRING PLANNING COMMISSION**

Notice is hereby given that the following public hearings will be held before the Cold Spring Planning Commission on Wednesday, August 21, 2024, beginning at 6:30 p.m. or as soon thereafter as practical at 27 Red River Avenue South to consider the requests listed below.

**Revised Preliminary Plat for River Links - DJP Properties**

DJP Properties, Inc., 17116 Honeysuckle Rd, Cold Spring, has submitted for consideration, a revised Preliminary Plat for the River Links Development. The proposed plat consists of 149 single family residential lots and 12 multi-family lots. A complete legal description of the property is available at City Hall, but the property is generally located in the River Links Subdivision and is bordered by Highway 23, 14th Avenue S and Krays Lake in Cold Spring. Copies of the Revised Preliminary Plat are available for viewing at City Hall.

**2nd Restated River Links Final PUD Plan - DJP Properties**

DJP Properties, Inc., 17116 Honeysuckle Rd, Cold Spring, has submitted for consideration a 2nd Restated River Links Final PUD Plan. The restatement addresses the rearrangement of lots and streets, identifies a new area for the neighborhood park, and makes adjustments to the other park areas.

(Publish August 6, 2024)

**Stearns County Board of Commissioners Meeting Minutes Tuesday, July 9, 2024**

**Call to Order**  
9:00 AM Meeting called to order by Tarryl Clark, Chair, on July 9, 2024, in the Board Room of the Stearns County Administration Center, 705 Courthouse Square, St. Cloud, MN.

**Roll Call**  
Present: Commissioner District 1 Tarryl Clark, Commissioner District 2 Joe Perske, Commissioner District 3 Jeff Bertram, and Commissioner District 5 Steve Notch

Remote: Leigh Lenzmeier (via Teams from 150 Division Street E, Buffalo MN 55313)

**Approve Agenda**  
D.I. After pulling E.12. regarding Awarding a Contract to STAT Information Solutions from the Consent Agenda for further evaluation, motion was made to approve the agenda.

**RESULT: APPROVED [UNANIMOUS]**

**Public Notices continued on page 12**

**Tri-County Abstract and Title Guaranty**  
"Your local experts in title services"  
Professional Closing Services for Residential, Commercial, Agricultural and Lakeshore Properties  
• ABSTRACTS • TITLE INSURANCE • LAND DEVELOPMENT •  
• CONSTRUCTION DISBURSEMENTS • TAX DEFERRED 1031 EXCHANGES •

Proud Members of Cold Spring Chamber of Commerce, Richmond Civic & Commerce and CMBA

Melanie Walz  
Managing Closer

J.J. Utecht  
Assistant Closer

208 Red River Ave. S. • Cold Spring, MN 56320 • (320) 685-4280  
www.tricountyabstract.com  
1-800-892-2399 • closing@tricountyabstract.com  
Office also in: ST. CLOUD: 122 12th Ave. N. • St. Cloud, MN 56303 • (320) 253-2096

**It's Not Too Late for Lakeshore!**  
Call The Green Team today to make your dream a reality!

**\$539,900**  
17826 Raymond Avenue • Richmond  
North Brown's Lake

**\$485,000**  
10794 Quitter Ave. N.W. • South Haven  
Lake Marie

**\$415,000**  
65146 365th Street • Watkins  
Clear Lake

**\$350,000**  
21312 State Hwy. #20 • Richmond  
Cedar Island Lake

**\$325,000**  
36265 654th Avenue • Watkins  
Clear Lake

**\$100,000**  
23847 Arcade Loop • Menahga  
Crow Wing River

**Rhonda Green, Lakeshore Specialist**  
Realtor, GRI, E-PRO, RRS, CRS, CPS, CPRES  
Cell 320-250-4648  
rhondagreen@edinarealty.com  
www.TheGreenTeamRealtyMN.com

**The Green Team**  
Edina Realty  
a Berkshire Hathaway affiliate

2023 TOP 7%  
Follow us on

Kayla Deters - Realtor/Transaction Coordinator • Jamie Juelifs - Realtor/Marketing Coordinator  
Kenna Tveit - Realtor • Tracy Chlantera - Realtor/Transaction Coordinator • Marta Rubin - Realtor  
Susie Schultz - Realtor • Jan Dingmann - Realtor • Danna Ehresmann - Realtor • Carol Dietman - Referral Agent

