

# Public Notices

**City of Cold Spring  
ORDINANCE NO. 422**

**AN ORDINANCE OF THE CITY OF COLD SPRING  
REGULATING UTILITY SUBSTATIONS**

THE CITY COUNCIL OF THE CITY OF COLD SPRING, STEARNS COUNTY, MINNESOTA HEREBY ORDAINS:

**SUBDIVISION 1.** Section 4, Zoning Districts, Subdivision 8, Use Table shall be amended by deleting the language stricken below and adding the language underlined.

D. INSTITUTIONAL USES:	R-1	R-2	R-3	C-1	C-2	C-3	RF	I-1	I-2
1. Community centers <sup>15</sup>	SU	SU	SU	N	P	P	N	P	N
2. Education/ academic <sup>13</sup>	SU	SU	SU	N	N	SU	N	N	N
3. Essential service	P	P	P	P	P	P	P	P	P
4. Essential service structures	SU	SU	SU	SU	SU	P	SU	P	P
5. Governmental facilities	N	N	N	SU	SU	SU	P	P	P
6. Libraries	N	N	N	P	P	P	N	N	N
7. Museums/art gallery	N	N	N	P	P	P	P	N	N
8. Parks/open space	P	P	P	P	P	P	P	P	P
9. Parks/recreation	P	P	P	P	P	P	P	P	N
10. Religious institution	SU	SU	SU	N	N	N	N	N	N
11. Utility substation	N	N	N	N	N	SU	N	SU	P

**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 22<sup>nd</sup> day of January, 2025.

SIGNED:  
Dave Heinen, Mayor

WITNESSED:  
Kris Dockendorf, City Administrator

(Publish February 4, 2025)

**STATE OF MINNESOTA  
COUNTY OF STEARNS**

**DISTRICT COURT  
7th JUDICIAL DISTRICT  
Court File No:  
73-FA-24-4899  
Case Type: Dissolution  
without Children**

**Summons  
Without Real Estate**

**In Re the Marriage of:**

Felcelia Dennis  
Name of Petitioner

and

Christopher Arthur  
Name of Respondent

THE STATE OF MINNESOTA TO THE ABOVE-NAMED RESPONDENT:

**WARNING: YOUR SPOUSE (HUSBAND OR WIFE) HAS FILED A LAWSUIT AGAINST YOU FOR DISSOLUTION OF YOUR MARRIAGE. A COPY OF THE PAPERWORK REGARDING THE LAWSUIT IS SERVED ON YOU WITH THIS SUMMONS. THIS SUMMONS IS AN OFFICIAL DOCUMENT FROM THE COURT THAT AFFECTS YOUR RIGHTS. READ THIS SUMMONS CAREFULLY. IF YOU DO NOT UNDERSTAND IT, CONTACT AN ATTORNEY FOR LEGAL ADVICE.**

1. The Petitioner (your spouse) has filed a lawsuit against you asking for dissolution of your marriage (divorce). A copy of the *Petition for Dissolution of Marriage* is attached to this Summons.

2. You must serve upon Petitioner and file with the Court a written *Answer* to the *Petition for Dissolution of Marriage*, and you must pay the required filing fee. *Answer* forms are available from the Court Administrator's office. You must serve your *Answer* upon Petitioner **within thirty (30) days** of the date you were served with this Summons, not counting the day of service. If you do not serve and file your *Answer*, the Court may give your spouse everything he or she is asking for in the *Petition for Dissolution of Marriage*. This proceeding does not involve real property.

**NOTICE OF  
TEMPORARY  
RESTRAINING  
PROVISIONS**

Under Minnesota law, service of this summons makes the following requirements apply to both parties to the action, unless they are modified by the court or the proceeding is dismissed:

(1) Neither party may dispose of any assets except (a) for the necessities of life or for the necessary generation of income or preservation of assets, (b) by an agreement of the parties in writing, or (c) for retaining counsel to carry on or to contest this proceeding.

(2) Neither party may harass the other party.

(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 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: June 26, 2024

Name: Felcelia Dennis  
Address: 701 9th Ave. N.  
City/State/Zip:  
Sartell, MN 56377

(Pub. Jan. 28 - Feb. 11, 2025)

**STATE OF MINNESOTA  
COUNTY OF STEARNS**

**IN DISTRICT COURT  
7th JUDICIAL DISTRICT  
Case Type: Other Civil  
(Partition)  
Court File No.:  
73-CV-24-10334**

**SUMMONS**

John Lehnen and Rosanne Lehnen, married to each other; and Debra Kennedy and Christopher Kennedy, married to each other,

Plaintiffs,

vs.

Roxanne L. Lehnen, a single person; Tammy Castellon and Martin Castellon, married to

each other; Cindy Anderson, single person; Bonnie Rudy and Daniel Rudy, married to each other; Mary Schlagen and Kenneth Schlagen, married to each other; McStott Tower Service, LLC, a Minnesota Limited Liability Company; Mediacom Minnesota, LLC, a Delaware Limited Liability Company; Harlin Hecht, individually and doing business as Double H Charolais; Bureaus Investment Group Portfolio No. 15, LLC, an Illinois limited liability company; Credit Acceptance Corporation, a Michigan Corporation; CentraCare Health System, Minnesota Corporation; and Stearns County, Minnesota.

and to all other persons unknown having or claiming an interest in the property described in the complaint herein,

Defendants.

THIS SUMMONS IS DIRECTED TO THE ABOVE-NAMED DEFENDANT.

**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:

Kelly A. Springer (0387850)  
WILLENBRING, DAHL,  
WOCKEN & ZIMMERMANN,  
PLLC

318 Main Street  
P.O. Box 417  
Cold Spring, MN 56320-0417

Cold Spring, MN 56320-0417  
Telephone: (320) 685-3678

**Exhibit A**

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

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

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

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

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

See attached Exhibit A.

The object of this action is partition and sale of real estate.

Dated this 11th day of December, 2024.

Filed in District Court  
State of Minnesota  
Dated December 27, 2024

WILLENBRING, DAHL,  
WOCKEN & ZIMMERMANN,  
PLLC

/s/ Kelly A. Springer  
Kelly A. Springer (0387850)  
Attorneys for Plaintiff  
318 Main Street -  
P.O. Box 417

The East Half of the Northwest Quarter (E1/2 of NW1/4) of Section Number Twenty-Two (22), in Township Number One Hundred Twenty-two (122) North, of Range Number Thirty-two (32) West, Stearns County, Minnesota.

AND

The Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4), less the South Four (4) rods thereof in the Section Twenty-two (22), Township One Hundred Twenty-Two (122) North, Range Thirty-two (32) West, Stearns County, Minnesota, LESS AND EXCEPT that part of the Northwest Quarter (NW1/4 of NW1/4) of Section Twenty-two (22), Township One Hundred Twenty-two (122), Range Thirty-two (32) described as follows: Commencing at the Northwest corner of said Section Twenty-two (22) thence Southerly, along the west line of said Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4) a distance of 350.00 feet to the point of beginning of the tract to be described; thence deflect left 87°48'12" and in an Easterly direction, along a line parallel to the North line of said Northwest Quarter of Northwest Quarter (NW1/4 of NW1/4), a distance of 400.00 feet; thence deflect right 87°48'12" and in a Southerly direction along a line parallel to the West line of said Northwest Quarter of Northwest Quarter (NW1/4 of NW1/4), a distance of 326.94 feet; thence deflect right 92°11'48" and in a westerly direction, along a line parallel to said North line of Northwest Quarter of Northwest Quarter (NW1/4 of NW1/4) a distance of 400.00 feet to the West line of said Northwest Quarter of Northwest Quarter (NW1/4 of NW1/4), thence Northerly along the West line a distance of 326.94 feet to the point of beginning and there terminating.

ALSO LESS AND EXCEPT:

That part of the Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4) of Section Twenty-two (22), Township One Hundred Twenty-two (122), Range Thirty-two (32) describes as follows: Commencing at the Southwest Quarter of the Northwest Quarter (NW1/4 of NW1/4); thence North along the West line of said Northwest Quarter of Northwest Quarter (NW1/4 of NW1/4) for four (4) rods to the point of beginning; thence continue North along said West line for 210 feet; thence deflect due East and parallel to the South line of said Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4) for 210 feet; thence deflect due South and parallel to the West line of said Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4) for 210 feet;

ALSO LESS AND EXCEPT:

That part of the Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4) of Section Twenty-two (22), Township One Hundred Twenty-two (122), Range Thirty-two (32) describes as follows: Commencing at the Southwest Quarter of the Northwest Quarter (NW1/4 of NW1/4); thence North along the West line of said Northwest Quarter of Northwest Quarter (NW1/4 of NW1/4) for four (4) rods to the point of beginning; thence continue North along said West line for 210 feet; thence deflect due East and parallel to the South line of said Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4) for 210 feet; thence deflect due South and parallel to the West line of said Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4) for 210 feet;

thence deflect West and parallel to the South line of said Northwest Quarter (NW1/4 of NW1/4) for 210 feet to the point of beginning and there terminating.

ALSO LESS AND EXCEPT: Plat of Soo Del.

ALSO LESS AND EXCEPT: Plat of Lehnen Hills

AND LESS AND EXCEPT: That part of the Northeast Quarter of the Northwest Quarter (NE1/4 of NW1/4) of Section Twenty-two (22), Township 122N, Range 32W, lying North and East of CSAH 34, Stearns County, Minnesota.

LESS AND EXCEPT: The South 410.03 feet of the East 710.04 feet of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section 22, Township 122 North, Range 32 West, Stearns County, Minnesota.

(Pub. Jan. 21 - Feb. 4, 2025)

**Office of the Minnesota  
Secretary of State  
Certificate of  
Assumed Name  
Minnesota Statutes,  
Chapter 333**

The filing of an assumed name does not provide a user with exclusive rights to that name. The filing is required for consumer protection in order to enable customers to be able to identify the true owner of a business.

ASSUMED NAME:  
Happy Dad

PRINCIPAL PLACE OF BUSINESS:  
219 Red River Ave N  
Cold Spring, MN 56320  
USA

APPLICANT(S):  
Name:  
Cold Spring Brewing Company

Address:  
219 Red River Ave N  
Cold Spring, MN 56320  
USA

If you submit an attachment, it will be incorporated into this document. If the attachment conflicts with the information specifically set forth in this document, this document supersedes the data referenced in the attachment.

By typing my name, I, the undersigned, certify that I am signing this document as the person whose signature is required, or as agent of the person(s) whose signature would be required who has authorized me to sign this document on his/her behalf, or in both capacities. I further certify that I have completed all required fields, and

**Public Notices  
continued on page 12**

# LAND AVAILABLE!

## Residential



**xxx Held Circle  
Cold Spring**

5.55 acres

**\$190,000**

## Commercial



**3305 Cooper  
Avenue S.  
St. Cloud**

2.26 acres

**\$380,000**

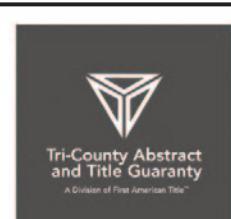


**Rhonda Green, Lakeshore Specialist**  
Realtor, GRI, E-PRO, RRS, CRS, CPRES

Call 320-250-4648  
rhondagreen@edinarealty.com  
www.TheGreenTeamRealtyMN.com

Follow us on @TheGreenTeamRealtyMN.com



Tracy Chlantera - Realtor/Transaction Coordinator • Jamie Juelfs - Realtor/Marketing Coordinator  
Kenna Tveit - Realtor • Kayla Deters - Realtor • Marta Ruben - Realtor • Jan Dlngmann - Realtor  
Danna Ehresmann - Realtor • Susle Schultz - Referral Agent • Carol Dietman - Referral Agent



208 Red River Ave S  
Cold Spring, MN 56320  
320-685-4280

Proud member of the  
Cold Spring Chamber of Commerce

**Residential & Commercial  
Closing & Escrow Services**

J.J. Utecht Escrow Officer      Megan Thielen Escrow Assistant



**Public Notices**

continued from page 11

that the information in this document is true and correct and in compliance with the applicable chapter of Minnesota Statutes. I understand that by signing this document I am subject to the penalties of perjury as set forth in Section 609.48 as if I have signed this document under oath.

SIGNED BY:  
Alysse Rolfes

MAILING ADDRESS:  
None Provided

EMAIL FOR OFFICIAL NOTICES:  
arolfes@coldspringbrewingco.com

(Pub. Jan. 28 & Feb. 4, 2025)

**MUNSON TOWNSHIP  
NOTICE OF  
ABSENTEE VOTING**

All Munson Township residents are hereby notified that the Munson Township Clerk's Office will open on Saturday, March 8, 2025, 10 AM - Noon for absentee voting. Absentee voting is available to all Munson Township residents who will not be voting in the General Township Election on March 11, 2025. The clerk's office is located at the Munson Township Hall, 23857 County Road 23, Richmond, MN.

Respectfully submitted,  
Kathy Hemmesch  
Munson Township Clerk

(Pub. Jan. 28 & Feb. 4, 2025)

**MUNSON TOWNSHIP  
BOARD OF AUDIT  
February 18, 2025**

Munson Township Board of Supervisors will hold its Annual Board of Audit on Tuesday, February 18, 2025, at 7:00 PM at the Munson Township Hall, 23857 County Road 23, Richmond, MN.

The purpose of this meeting is to reconcile the books between the clerk and treasurer, and for the Board of Supervisors to accept and sign the Munson Township year-end summaries. The Supervisors will also discuss and compile a levy proposal to present to the Munson Township residents at the Annual Township Meeting on March 11, 2025, at 8:15 PM.

Kathy Hemmesch  
Munson Township Clerk

(Pub. Jan. 28 & Feb. 4, 2025)

**MUNSON TOWNSHIP  
NOTICE OF ELECTION  
NOTICE OF ANNUAL  
MEETING NOTICE OF  
BOARD OF CANVAS  
March 11, 2025**

All residents of Munson Township are hereby notified Munson Township General Election will be held on Tuesday, March 11, 2025. The polling hours are 12:00 PM - 8:00 PM at the Munson Township Hall, 23857 County Road 23, Richmond, MN.

Voters will elect:  
One (1) Township Supervisor - 3 Year Term  
One (1) Township Treasurer - 2 Year Term

In case of inclement weather, the election will be held March 12, 2025, times and location will remain the same as above. Listen to 1150 AM KASM, 104.7 FM KCLD or 98.9 FM WILD for cancellations and postings.

Munson Township Annual Meeting will follow the election at 8:15 PM at the Munson Township Hall.

The Board of Canvas will meet immediately following the Munson Township Annual Meeting to certify the Township General Election results.

Respectfully Submitted,  
Kathy Hemmesch  
Munson Township Clerk

(Pub. Jan. 28 & Feb. 4, 2025)

**Munson Township  
Public Accuracy Test  
March 8, 2025**

All residents of Munson Township are hereby notified that Munson Township will hold a public accuracy test for voting machines on Saturday, March 8th at 10:00 AM at Munson Town Hall, 23857 Co. Rd. 23, Richmond, MN. This test is to ensure the voting machines are ready for the Munson Township general election on March 11, 2025. The test is open to the public.

Respectfully Submitted,  
Kathy Hemmesch  
Munson Township Clerk

(Pub. Jan. 28 & Feb. 4, 2025)

**Office of the Minnesota  
Secretary of State  
Assumed Name/Certificate  
of Assumed Name  
Minnesota Statutes,  
Chapter 333**

The filing of an assumed name does not provide a user with exclusive rights to that name. The filing is required for consumer protection in order to enable consumers to be able to identify the true owner of a business.

1. List the exact assumed name under which the business is or will be conducted:  
LUXX

2. Principal Place of Business:  
551 Victory Ave.  
Apt. 210  
Sartell, MN 56377

3. List the name and complete street address of all persons conducting business under the above Assumed Name, OR if an entity, provide the legal corporate, LLC, or Limited Partnership name and registered office address:  
LUXX, LLC  
551 Victory Ave.  
Apt. 210  
Sartell, MN 56377

4. I, the undersigned, certify that I am signing this document as the person whose signature is required, or as agent of the person(s) whose signature would be required who has authorized me to sign this document on his/her behalf, or in both capacities. I further certify that I have completed all required fields, and that the information in this document is true and correct and in compliance with the applicable chapter of Minnesota Statutes. I understand that by signing this document I am subject to the penalties of perjury as set forth in Section 609.48 as if I had signed this document under oath.

Dated: January 7, 2024

Torri Reller  
Member

(Pub. Jan. 28 & Feb. 4, 2025)

**STATE OF MINNESOTA  
COUNTY OF STEARNS**

**DISTRICT COURT  
7TH JUDICIAL DISTRICT  
Court File No.:  
73-CV-24-9166**

**LAND TITLE SUMMONS IN  
APPLICATION FOR REGIS-  
TRATION OF LAND**

In the Matter of the Joint Application of:

Sisters of the Order of Saint Benedict, a Minnesota Non-Profit Corporation; and

Ameribuilt Investments, LLC, a Minnesota Limited Liability Company,

To Register Title to the following described real estate situated in Stearns County, Minnesota, namely:

See attached Exhibits A and B ("Property"),

Applicants,

vs.

Unknown Heirs of William Lenarz and Anna Lenarz; Unknown Heirs of Franziska Uderman; Unknown Heirs of Ferdinand Danzel and Catharina Danzel aka Katharina Danzel; Unknown Heirs of Peter Loso and Mayaretha Loso; Unknown Heirs of Frank X. Danzel and Maria Danzel; Northern States Power Company; Xcel Energy, City of St. Joseph, County of Stearns, Semi Legal Service LLC, Ross Hols, Bechtold Brothers, LLC, Lamar OCI, North LLC, J&T Salzer Farms, LLC, XYZ Corporation, ABC Partnership, John Doe and Mary Roe, all whose true names are unknown, also all heirs and devisees of any of the above named persons who are deceased; and all other persons or parties unknown, claiming any right, title, estate, lien or interest in the real estate described in the application or amendments therein,

Defendants.

**STATE OF MINNESOTA TO  
THE ABOVE NAMED DE-  
FENDANTS.**

You are hereby summoned and required to answer the Application of the Applicants in the above entitled proceeding and to file your answer to said Application in the Office of the Court Administrator, Stearns County, within twenty (20)

days after service of this Summons upon you exclusive of the date of service, and if you fail to answer the Application within the time aforesaid, the Applicants in this proceeding will apply to the Court for the relief demanded therein.

Pursuant to Minn. Stat. Sec. 508.16, this Summons may be personally served outside the state of Minnesota upon any Defendants who are a non-resident of Minnesota and who cannot be found within Minnesota.

Witness, District Court Administrator, Stearns County, District Court at Stearns County Courthouse, 725 Courthouse Square, St. Cloud, Minnesota, on January 14, 2025.

**STEARNS COUNTY DIS-  
TRICT COURT ADMINIS-  
TRATOR**

By:  
El Sandberg  
Deputy

Approved:  
**DEPUTY EXAMINER OF  
TITLES**

By:  
Samuel V. Calvert  
Deputy Examiner of Titles

Dated: January 13, 2025

RINKE NOONAN, LTD.  
David J. Meyers (#0151695)  
Suite 300  
US Bank Plaza Building  
1015 W. St. Germain St.  
P.O. Box 1497  
St. Cloud, MN 56302-1497  
(320) 656-3512  
(320) 656-3500 fax  
Email:  
Dmeyers@RinkeNoonan.com  
Attorneys for Applicants

**EXHIBIT A**

Suggested Revised Descriptions:

**TRACT A**

That part of the Southeast Quarter of the Northwest Quarter and that part of the Southwest Quarter of the Northeast Quarter of Section 9, Township 124, Range 29, Stearns County, Minnesota, and that part of AUDITOR'S SUBDIVISION NO. 4, according to the recorded plat thereof, Stearns County, Minnesota, lying southwesterly of the southwesterly right-of-way of County State Aid Highway Number 75, lying southeasterly, northeasterly and easterly of the following described Line "A" and lying northwesterly of the following described Line "B", said Line "A" is described as follows: Commencing at the North Quarter corner of said Section 9 (per Stearns County File No. 31-9-1, dated 9-24-03); thence South 00 degrees 08 minutes 34 seconds East, assumed bearing, along the north-south quarter line of said Section 9, a distance of 1255.22 feet; thence South 52 degrees 55 minutes 06 seconds East, 620.49 feet; thence South 31 degrees 01 minutes 09 seconds East, 307.13 feet; thence South 01 degrees 01 minutes 09 seconds East, 26.26 feet, to the point of termination of said Line "A" and to the point of beginning of said Line "B"; thence North 59 degrees 35 minutes 00 seconds East, 1283.89 feet, to said southwesterly right-of-way of County State Aid Highway Number 75 and the point of beginning of said Line "A"; thence South 52 degrees 31 minutes 08 seconds West, 208.23 feet, to said Point "A"; thence continuing South 52 degrees 31 minutes 08 seconds West, 349.06 feet; thence South 59 degrees 31 minutes 08 seconds West, 513.60 feet; thence South 31 degrees 01 minutes 09 seconds East, 307.13 feet; thence South 01 degrees 01 minutes 09 seconds East, 26.26 feet, to the point of termination of said Line "A" and to the point of beginning of said Line "B"; thence North 59 degrees 35 minutes 00 seconds East, 1283.89 feet, to said southwesterly right-of-way of County State Aid Highway Number 75 and the point of termination of said Line "B".

**TRACT B**

That part of the Southeast Quarter of the Northwest Quarter and that part of the Southwest Quarter of the Northeast Quarter of Section 9, Township 124, Range 29, Stearns County, Minnesota, lying westerly of the west line of the East 1973.40 feet of said Northeast Quarter of Section 9, lying southeasterly of the following described Line "B" and lying easterly of the following described Line "C", said Line "B" is described as follows: Commencing at the North Quarter corner of said Section 9 (per Stearns County File No. 31-9-1, dated 9-24-03); thence South 00 degrees 08 minutes 34 seconds East, assumed bearing, along the north-south quarter line of said Section 9, a distance of 1255.22 feet; thence South 52 degrees 55 minutes 06 seconds East, 620.49 feet; thence South 31 degrees 01 minutes 09 seconds East, 307.13 feet; thence South 01 degrees 01 minutes 09 seconds East, 26.26 feet, to the point of termination of said Line "A" and to the point of beginning of said Line "B"; thence North 59 degrees 35 minutes 00 seconds East, 1283.89 feet, to said southwesterly right-of-way of County State Aid Highway Number 75 and the point of termination of said Line "B".

**TRACT C**

That part of the Southwest Quarter of the Northeast Quarter of Section 9, Township 124, Range 29, Stearns County, Minnesota, and that part of AUDITOR'S SUBDIVISION NO. 4, according to the recorded plat thereof, Stearns County, Minnesota, lying southwesterly of the southwesterly right-of-way of County State Aid Highway Number 75, lying easterly of the west line of the East 1973.40 feet of said Northeast Quarter of Section 9 and lying southeasterly of the following described line: Commencing at the North Quarter corner of said Section 9 (per Stearns County File No. 31-9-1, dated 9-24-03); thence South 00 degrees 08 minutes 34 seconds East, assumed bearing, along the north-south quarter line of said Section 9, a distance of 1255.22 feet; thence South 52 degrees 55 minutes 06 seconds East, 620.49 feet; thence South 52 degrees 31 minutes 08 seconds West, 349.06 feet; thence South 30 degrees 28 minutes 52 seconds East, 330.00 feet; thence North 59 degrees 35 minutes 00 seconds East, 848.26 feet, to said west line of the East 1973.40 feet of the Northeast Quarter of Section 9 and the point of beginning of the line to be described; thence continue North 59 degrees 35 minutes 00 seconds East, 413.60 feet, to said southwesterly right-of-way of County State Aid Highway Number 75 and said line there terminating.

That part of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 4) of Section Nine (9), Township One Hundred Twenty-Four (124) North, Range Twenty-Nine (29) West, Stearns County, Minnesota, described as follows:

Commencing at the North Quarter Corner of said Section 9; thence along the North-South Quarter line of said Section, South 01° 26' 00" West, assumed bearing, for a distance of 877.00 feet to an intersection with the eastbound centerline of Minnesota Trunk Highway #52 (now CSAH 75); thence along said centerline North 47° 59' 00" West for a distance of 708.20 feet; thence South 42° 01' 00" West for a distance of 91.50 feet to the point of beginning of the land to be described; thence continuing South 42° 01' 00" West for a distance of 208.71 feet to B-37 per Stearns County Highway Right of Way Plat Number 34 as recorded in the office of the Stearns County Recorder; thence North 47° 59' 00" West for a distance of 49.85 feet to B-38 per said Right of Way Plat; thence North 42° 21' 21" East for a distance of 225.21 feet to the southerly right of way line of CSAH 75; thence South 47° 59' 00" East along said southerly right of way line for a distance of 48.53 feet to B-36 per said Right of Way Plat; thence North 42° 01' 00" East for a distance of 208.71 feet; thence South 42° 01' 00" West for a distance of 16.50 feet to its intersection with a line bearing South 47° 59' 00" East from the point of beginning; thence North 47° 59' 00" West, along last described line, for a distance of 208.71 feet to the point of beginning and there terminating.

**TRACT C**

That part of the Southwest Quarter of the Northeast Quarter of Section 9, Township 124, Range 29, Stearns County, Minnesota, and that part of AUDITOR'S SUBDIVISION NO. 4, according to the recorded plat thereof, Stearns County, Minnesota, lying southwesterly of the southwesterly right-of-way of County State Aid Highway Number 75, lying easterly of the west line of the East 1973.40 feet of said Northeast Quarter of Section 9 and lying southeasterly of the following described line: Commencing at the North Quarter corner of said Section 9 (per Stearns County File No. 31-9-1, dated 9-24-03); thence South 00 degrees 08 minutes 34 seconds East, assumed bearing, along the north-south quarter line of said Section 9, a distance of 1255.22 feet; thence South 52 degrees 55 minutes 06 seconds East, 620.49 feet; thence South 52 degrees 31 minutes 08 seconds West, 513.60 feet; thence South 30 degrees 28 minutes 52 seconds East, 330.00 feet; thence North 59 degrees 35 minutes 00 seconds East, 848.26 feet, to said west line of the East 1973.40 feet of the Northeast Quarter of Section 9 and the point of beginning of the line to be described; thence continue North 59 degrees 35 minutes 00 seconds East, 413.60 feet, to said southwesterly right-of-way of County State Aid Highway Number 75 and said line there terminating.

**EXHIBIT B**

SUGGESTED REVISED LEGAL

That part of the East Half of the Northwest Quarter and that part of the West Half of the Northeast Quarter of Section 9, Township 124, Range 29, Stearns County, Minnesota, lying southwesterly of the southwesterly right-of-way of County State Aid Highway Number 75 and lying northwesterly, westerly, and southwesterly of the following described line: Commencing at the North Quarter corner of said Section 9 (per Stearns County File No. 31-9-1, dated 9-24-03); thence South 00 degrees 08 minutes 34 seconds East, assumed bearing along the west line of said West Half of the Northeast Quarter, a distance of 1255.22 feet; thence South 52 degrees 55 minutes 06 seconds East, 156.00 feet; thence North 51 degrees 58 minutes 15 seconds East, 207.69 feet, to said southwesterly right-of-way line of said County State Aid Highway Number 75 and the point of beginning of the line to be described; thence South 51 degrees 58 minutes 15 seconds West; 207.69 feet; thence South 52 degrees 55 minutes 06 seconds East, 464.49 feet; thence South 52 degrees 31 minutes 08 seconds West, 349.06 feet; thence South 59 degrees 31 minutes 08 seconds West, 513.60 feet; thence South 31 degrees 01 minutes 09 seconds East, 307.13 feet; thence South 01 degrees 01 minutes 09 seconds East, 277.20 feet, to the south line of said East Half of the Northwest Quarter and said line there terminating.

**LESS AND EXCEPT**

A part of the Northeast Quarter of the Northwest Quarter of Section 9, Township 124, Range 29 described as follows: Beginning at the North Quarter corner of said Section 9; thence along the North-South Quarter line of said Section South 01° 26' West 877 feet to an intersection with the Eastbound centerline of Minnesota Trunk Highway # 52; thence along said centerline North 47° 59' West 708.2 feet; thence South 42° 01' West 91.5 feet; to the point of beginning of the tract herein described; thence continuing South 42° 01' West 208.71 feet; thence South 47° 59' East 208.71 feet; thence North 42° 01' East 208.71 feet; thence North 47° 59' West 208.71 feet to the point of beginning.

AND LESS AND EXCEPT:

That part of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 4) of Section Nine (9), Township One Hundred Twenty-Four (124) North, Range Twenty-Nine (29) West, Stearns County, Minnesota, described as follows:

Commencing at the North Quarter Corner of said Section 9; thence along the North-South Quarter line of said Section, South 01° 26' 00" West, assumed bearing, for a distance of 877.00 feet to an intersection with the eastbound centerline of Minnesota Trunk Highway #52 (now CSAH 75); thence along said centerline North 47° 59' 00" West for a distance of 708.20 feet; thence South 42° 01' 00" West for a distance of 91.50 feet to the point of beginning of the land to be described; thence continuing South 42° 01' 00" West for a distance of 208.71 feet to B-37 per Stearns County Highway Right of Way Plat Number 34 as recorded in the office of the Stearns County Recorder; thence North 47° 59' 00" West for a distance of 49.85 feet to B-38 per said Right of Way Plat; thence North 42° 21' 21" East for a distance of 225.21 feet to the southerly right of way line of CSAH 75; thence South 47° 59' 00" East along said southerly right of way line for a distance of 48.53 feet to B-36 per said Right of Way Plat; thence North 42° 01' 00" East for a distance of 208.71 feet; thence South 42° 01' 00" West for a distance of 16.50 feet to its intersection with a line bearing South 47° 59' 00" East from the point of beginning; thence North 47° 59' 00" West, along last described line, for a distance of 208.71 feet to the point of beginning and there terminating.

(Pub. Jan. 28 - Feb. 11, 2025)

**REQUEST FOR QUOTES  
CITY OF ROCKVILLE**

The City of Rockville is requesting quotes to perform dust control services in the City of Rockville for the following roads in 2025. Roads to be dust controlled shall be determined by the Public Works Director as to when service shall occur.

73rd Ave & 227th St  
3431ft x 18ft  
80th Ave  
1023ft x 18ft  
93rd Ave  
2463ft x 18ft  
123rd Ave  
2768ft x 18ft  
Intersection of Glacier Rd and 125th  
2380ft x 18ft  
131st Ave & 250th St  
2635ft x 18ft  
230th St  
4140ft x 18ft  
Agate Beach Road x 2  
6520ft x 18ft  
Mitchell Ln  
1480ft x 18ft  
Athman Road  
2133ft x 18ft  
Glacier Road  
8583ft x 18ft  
Halfman Road  
7685ft x 18ft  
Haven Wood Road  
408ft x 18ft  
Haywood Road  
2214ft x 18ft  
Rausch Lake Road/Pine St  
3880ft x 18ft  
Sauk River Road from County park  
2200ft x 18ft  
Sauk River Road Pecks driveway  
450ft x 18ft  
Spoden Road  
2813ft x 12ft  
Total 49,521ft  
With Agate Beach Road x2  
56,041ft  
81st Ave cul-de-sac (gallons)  
200gal previous

Please contact Barry at 320-251-1664 if you have any questions.

Please submit your proposal **By 02/14/25 - 12:00 noon to:**

**City of Rockville**  
Attn: Barry PW Director  
P.O. Box 93, 229 Broadway Street East  
Rockville, MN 56369  
Email: cityhall@rockvillecity.org

The City reserves the right to reject any and all proposals in the best interest of the city. Certificate of insurance must be provided upon acceptance of quote.

(Pub. Jan. 28 & Feb. 4, 2025)

**STATE OF MINNESOTA  
COUNTY OF STEARNS**

**DISTRICT COURT  
7TH JUDICIAL DISTRICT  
PROBATE DIVISION  
Court File No.:  
73-PR-25-551**

**NOTICE OF INFORMAL  
APPOINTMENT OF  
PERSONAL REPRESENTATIVE AND NOTICE TO  
CREDITORS (INTESTATE)**

Estate of

Chris Darold Mrozek,

Decedent

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

Notice is also given that the Registrar has informally appointed Luke A. Mrozek, whose address is 47 9th Avenue North, Waite Park, MN 56387, as personal representative of the Estate of the Decedent. Any heir 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 with the Court (pursuant to Minnesota Statutes section 524.3-607) and the Court otherwise orders, the personal representative has full power to administer the Estate including, after 30 days for the date of issuance of letters, the power to sell, encumber, lease or distribute real estate.

Any objections 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 Minnesota Statutes section 524.3-801) all creditors having claims against the Estate are required to present the claims to the personal representative or to the Court Administrator within four months after the date of this Notice or the claims will be barred.

Dated: January 22, 2025  
Gina DeVilbiss-Hendry  
Registrar

Dated: January 22, 2025  
George Lock  
Court Administrator

Filed in District Court  
State of Minnesota  
Dated January 22, 2025

Attorney for Personal Representative

William R. Syverson  
Syverson PLLC  
PO Box 7065  
St. Cloud, MN 56302  
Attorney License No:  
MN 241313  
Telephone: 320-250-5237  
Email: bill@syverson-llc.com

(Pub. Jan. 28 & Feb. 4, 2025)

Notice is hereby given that a public hearing will be held before the Cold Spring Planning Commission on Wednesday, February 19, 2025 to consider the following proposed ordinance.

**City of Cold Spring  
PROPOSED  
ORDINANCE NO. 423  
AN ORDINANCE OF THE  
CITY OF COLD SPRING  
REGULATING PARKING  
FOR MULTI-FAMILY  
HOUSING**

THE CITY COUNCIL OF THE CITY OF COLD SPRING, STEARNS COUNTY, MINNESOTA HEREBY ORDAINS: **SUBDIVISION 1.** Section 17, General Regulations, Subdivision 12, Off-street Parking and Loading, 6. Parking Table shall be amended by deleting the language stricken below and adding the language underlined.

**Use Residential**  
1. Single and Two Family **Minimum Spaces Required**

Two (2) Spaces per unit  
2. Multi-family & Townhouses

**Minimum Spaces Required**

1.5 spaces per one-bedroom unit, plus an additional .5 space for each additional bedroom per unit (2 spaces for 2-bedroom, 2.5 spaces for 3-bedroom, etc.) The City Council may require additional clustered guest parking for projects with more than eight (8) units. In RF or C-1 Districts the Council may require all or a

**Public Notices**

continued on page 13

**FIND IT  
IN THE  
CLASSIFIEDS**



