

SUMMONS

STATE OF MINNESOTA

COUNTY OF ISANTI

DISTRICT COURT

TENTH JUDICIAL DISTRICT

CASE TYPE: OTHER CIVIL/

DECLARATORY JUDGMENT

Case No.: 30-CV-18-86

WELLS FARGO BANK, N.A.,

Plaintiff,

vs.

JAMES RHEAULT, solely in his capacity as Personal Representative of the Estate of Mark Allen Springstead, SANDRA RHEAULT-SPRINGSTEAD, BRANDY KITSON, JESSIE SPRINGSTEAD, JOHN DOE and MARY ROE, Defendants.

THIS SUMMONS IS DIRECTED TO JAMES RHEAULT AND JESSIE SPRINGSTEAD.

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 20 DAYS TO PROTECT YOUR RIGHTS. You must give or mail to the person who signed this summons a written response called an Answer within 20 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: The Academy Law Group, P.A., The Academy Professional Building, 25 Dale Street North, St. Paul, MN 55102.

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 20 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 Isanti County, State of Minnesota, legally described as follows:

Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter (SE 1/4 of SW 1/4) of Section Twenty-three (23), Township Thirty-five (35), Range twenty-two (22); thence Easterly along the south line of said SE 1/4 of SW 1/4 to a point Sixty-two and five-tenths (62.5) rods Westerly of (as measured along said south line) the Southeast corner of said Southeast 1/4 of Southwest 1/4; thence Northerly, parallel with the East line of said Southeast 1/4 of Southwest 1/4, thirty-two rods; thence westerly, parallel with said South line, to west line of Southeast 1/4 of Southwest 1/4; thence southerly along said West line to the point of beginning, Isanti County, Minnesota.

Plaintiff seeks an order, pursuant to Minn. Stat. § 555.01, declaring nunc pro tunc that:

1. That Sandra Rheault-Springstead's marital/spousal interest in the Subject Property is subordinate to the Subject Mortgage document no. A455445.

2. That the Subject Mortgage document no. A455445 is a valid and enforceable first-priority, mortgage lien encumbering the Subject Property,

Dated: February 26, 2018

THE ACADEMY LAW GROUP,

P.A.

By: /s/ Samuel R. Coleman

Samuel R. Coleman (#389839)

Attorney for Plaintiff

The Academy Professional Building

25 Dale Street North

St. Paul, MN 55102

Telephone: (651) 209-9785

samuel@theacademylawgroup.com

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