

SUMMONS

STATE OF MINNESOTA

COUNTY OF DAKOTA

DISTRICT COURT

FIRST JUDICIAL DISTRICT

Case Type: 14-Other Civil

File No. 19HA-CV-18-3337

Charles H. Lowden, individually and as trustee of the Lowden Mesarchik Revocable Living Trust; and Mary L. Mesachik, individually and as trustee of the Lowden Mesarchik Revocable Living Trust,
Plaintiffs,

vs.

Knutson Mortgage and Financial Corporation, a Minnesota corporation; Bank of America Corporation, a Delaware corporation, successor-in-interest to Knutson Mortgage and Financial Corporation; Charles Donald Fredericks, a single person; Bell Bank, a North Dakota corporation; Mortgage Electronic Registration Systems, Inc., a Delaware corporation; JP Morgan Chase Bank, National Association, a foreign trust association; Johnny Cake Ridge Association, a Minnesota nonprofit corporation; County of Dakota, Minnesota; and all other parties unknown having any right, title, or interest in the real estate property described in Plaintiffs' Complaint, together with the unknown heirs or devisees, if any, of the parties that may be deceased and including unknown spouses, if any, and all others claiming any interest in the property described in Plaintiffs' Complaint,
Defendants.

THE STATE OF MINNESOTA
TO THE ABOVE-NAMED DEFENDANTS:

You are hereby summoned and required to serve upon Plaintiffs' attorney an Answer to the Complaint which is on file in the Office of the Court Administrator of the above-named Court, within twenty (20) days after service of this Summons upon you, exclusive of the day of service.

If you fail to do so, judgment by default will be taken against you for the relief demanded in the Complaint.

This action involves, affects, or brings into question real property situated in the County of Dakota, State of Minnesota, described as follows:

Lot One (1), Block Three (3), in JOHNNY CAKE RIDGE SECOND ADDITION, according to the recorded plat thereof.

NOTICE IS FURTHER GIVEN that the object of said action is to obtain a judgment declaring that Charles Fredericks is the owner in fee of the property described above, subject to:

a. the rights of Defendant Bell Bank, pursuant to the mortgage executed April 20, 2018;

b. the rights of Defendant Johnny Cake Ridge Association, pursuant to the Amended and Restated Declaration of Johnny Cake Ridge Association filed of record as Document No. 483550 in the Office of the Dakota County Recorder;

c. all utility and drainage easements shown of record on the recorded plat;

and that the Defendants have no right, title, estate, interest, or lien in or upon the real estate.

NOTICE IS FURTHER GIVEN that no personal claim is made by Plaintiffs against any of the Defendants.

Civil cases are subject to Alternative Dispute Resolution processes as provided in Rule 114 of the General Rules of Practice for the District Courts. Alternative Dispute Resolution includes mediation, arbitration, and other processes set forth in the rules. You may contact the Court Administrator for information about these processes and about resources available in your area.

Dated: July 2, 2018

LEVANDER, GILLEN & MILLER, P.A.

/s/ Donald L. Hoeft

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