

SUMMONS

STATE OF MINNESOTA

COUNTY OF SHERBURNE

DISTRICT COURT

TENTH JUDICIAL DISTRICT

Case Type: Quiet Title Action

Court File No: 71-CV-17-1131

Thomas F. Fournier, as Trustee of the Thomas F. Fournier Revocable Trust dated December 24, 2013 and Patricia L. Fournier, as Trustee of the Patricia L. Fournier Revocable Trust dated December 24, 2013,
Plaintiffs,
vs.

Citizens Telecommunications Company of Minnesota, Inc., Duane A. Gohman and Bonnie L. Gohman, Mortgage Electronic Registrations Systems, Inc., as nominee for Quicken Loans, Inc., Scott L. Golden and Norma J. Golden, The Bank of Elk River, U.S. Bank National Association, U.S. Bank National Association, N.D., John Roe and Mary Roe, and any other person claiming any right, title or interest in and to the subject property,
Defendants.

THIS SUMMONS IS DIRECTED TO THE ABOVE-NAMED DEFENDANTS.

1. YOU ARE BEING SUED. The Plaintiff has started a lawsuit against you.

The Plaintiff's Complaint against you is attached to this Summons. 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:

Ronald G. Black
Black Law
812 Main Street, Suite 102
Elk River, MN 55330

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 Sherburne County, State of Minnesota, legally described as follows:

That part of the Northwest Quarter of the Northwest Quarter of Section 33, Township 35, Range 29, Sherburne County, Minnesota described as follows:

Commencing at the Northwest corner of said Northwest Quarter of the Northwest Quarter; thence East, assumed bearing, on the North line of said Northwest Quarter of the Northwest Quarter a distance of 536.06 feet; thence South 6 degrees 48 minutes 00 seconds East a distance of 480.00 feet to the Point of Beginning of the land to be described; thence continue South 6 degrees 48 minutes 00 seconds East a distance of 330.00 feet; thence East parallel with said North line a distance of 668.29 feet; thence North a distance of 327.68 feet to the intersection with a line which bears East parallel with said North line from the Point of Beginning; thence West along the last described parallel line a distance of 707.36 feet to the Point of Beginning.

Together with an easement for ingress and egress described as follows:
A strip of land 14.00 feet in width, the centerline of which is described as follows:
Commencing at the Northwest corner of said Northwest Quarter of the Northwest Quarter; thence on a bearing of East, assumed bearing, on the North line of said Northwest Quarter of the Northwest Quarter a distance of 536.06 feet to a point to be referred to as Point A; thence continue on a bearing of East on said North line of the Northwest Quarter of the Northwest Quarter a distance of 46.00 feet to the Point of Beginning of the centerline to be described: thence South 0 degrees 32 minutes 49 seconds East a distance of 133.32 feet; thence South 3 degrees 57 minutes 29 seconds East a distance of 315.50 feet; thence South 1 degree 26 minutes 27 seconds East a distance of 40.00 feet and there terminating.

Said strip of land is to extend by its full width from the south line of C.S.A.H. No. 16 south to its intersection with the following described line: Commencing at the above described Point A; thence South 6 degrees 48 minutes 00 seconds East a distance of 480.00 feet to the Point of Beginning of the line to be described; thence on a bearing of East a distance of 707.36 feet and there terminating.

The object of the action is to reform the legal description to eliminate any overlaps with the adjacent properties and to define the location of the access easement.

Dated: July 27, 2017
BLACK LAW
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