

NOTICES

STATE OF MINNESOTA  
IN DISTRICT COURT  
COUNTY OF ISANTI  
SEVENTH JUDICIAL DISTRICT  
SUMMONS

Other Civil (Quiet Title Action)  
Court File Number: 30-CV-21-345  
Patricia C. M. Mielke and Michael D. Mielke,  
Wife and Husband,  
Plaintiff,  
-vs-  
Michael M. Whalin and Margaret A. Whalin, Husband and Wife;  
Mary K. Dolezal;  
Donald J. McKeen Jr. and Margaret R. McKeen, Husband and Wife;

Thomas A. McKeen and Karen M. McKeen, Husband and Wife;  
Richard J. McCormick, Husband of Jeanne E. McCormick, deceased;  
Christopher McCormick and Jamie K. McCormick, Husband and Wife;  
Mary C. Dolezal and Margaret A. Whalin as Trustees of McKeen Lake Home Family Trust, under agreement dated January, 29, 2005, their successors and assigns;  
Unknown heirs of Jeanne E. McCormick, deceased;  
Unknown heirs of Donald J. McKeen, deceased and Mary C. McKeen, deceased;  
Unknown heirs of Daniel McKeen, deceased;

and all other persons unknown claiming any right, title, interest, estate in or lien upon the real estate hereinafter described,

Defendants.  
THE STATE OF MINNESOTA  
TO THE ABOVE-NAMED DEFENDANTS:

You, and each of you, are hereby summoned and required to serve upon Plaintiffs attorneys an Answer to the Complaint which is on file in the Office of the Court Administrator of the above-named Court, within twenty-one (21) 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 the real property situated in the County of Isanti, State of Minnesota, described as follows:

See attached Exhibit A.  
NOTICE IS FURTHER GIVEN that the object of this action is to obtain a judgment declaring that Plaintiff is the owner in fee simple, in possession or and entitled to possession of the property described above, and that the Defendants, and each of them, have no right, title, estate, interest in or lien upon the said real estate.

NOTICE IS FURTHER GIVEN that no personal claim is made by Plaintiff 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: June 29, 2021.  
PARKER SATROM, P.A.  
Kyle Anderson (Atty #401465)  
Thomas Satrom (Atty #95898)  
Attorneys for Plaintiff  
123 South Ashland  
Cambridge, Minnesota 55008  
Phone:763-689-3000

Exhibit A- Legal Description  
That part of Government Lot 1, Section 35, Township 36, Range 25, Isanti County, Minnesota, described as follows: Commencing at the Southeast corner of said Government Lot 1; thence North along the East line thereof 595.5 feet to the center of the County Road as now laid out and constructed; thence South 86 degrees 30 minutes West along said centerline 390.35 feet; thence North 1 degree 52 minutes East 187.45 feet; thence North 77 degrees 25 minutes West 87.0 feet to the point of beginning of the tract of land to be herein described; thence North 77 degrees 25 minutes West 64.0 feet; thence North 15 degrees 31 minutes East to the shore of Spectacle Lake; thence Southeasterly along said shore to a point bearing North 13 degrees 48 minutes 30 seconds East from the point of beginning; thence South 13 degrees 48 minutes 30 seconds West to the point of beginning.

AND  
That part of Government Lot 1, Section 35, Township 36, Range 25, Isanti County, Minnesota, described as follows: Commencing

at the Southeast corner of said Government Lot 1; thence North along the East line thereof 595.5 feet to the center of County Road 37 as now laid out and traveled; thence South 86 degrees 30 minutes West along said centerline 390.35 feet to the point of the tract to be herein described; thence North 1 degree 52 minutes East 187.45 feet; thence North 77 degrees 25 minutes West a distance of 151 feet; thence South 15 degrees 31 minutes West a distance of 207 feet, more or less, to the center line of County Road 37 as it is presently laid out and traveled; thence Easterly along said center line a distance of 197 feet, more or less, to the point of beginning and there to terminate.

EXCEPT That part of Government Lot One (1 ), Section Thirty-five (35), Township Thirty-six (36), Range Twenty-five (25), described as follows, to-wit: Commencing at the Southeast corner of said Government Lot One (1 ); thence North along the East line thereof 595.5 feet to the venter line of County Road Number 37 as it now exists; thence South 86 degrees 30 minutes West along said center line 390.35 feet to the point of beginning; thence North 1 degree 52 minutes East a distance of 187.45 feet; thence North 77 degrees 25 minutes West a distance of 87 feet; thence South 1 degree 52 minutes West to a point where said line intersects with the center line of said County Road Number 37 as it presently exists; thence Easterly along said center line to the point of beginning and there to terminate.

Published in the Isanti-Chisago County STAR on July 22, 29, Aug. 5, 2021

STATE OF MINNESOTA  
COUNTY OF CHISAGO  
CITY OF NORTH BRANCH  
ORDINANCE NO. 315-21

AN ORDINANCE AMENDING CITY CODE, SECTION 30-24, NUISANCES AFFECTING PEACE AND SAFETY, AND SECTION 66-973, FENCING AND SCREENING

THE CITY COUNCIL OF THE CITY OF NORTH BRANCH, MINNESOTA ORDAINS:

SECTION 1 AMENDMENTS  
1. Section 30-24 is hereby repealed in its entirety and replaced with the following:

**Sec 30-24 Public Nuisances Affecting Peace And Safety**

(k) Any barbed wire, razor wire or similar fences unless the zoning administrator finds that it is reasonably necessary for public safety or for agricultural purposes on properties in the AG or RR Zoning Districts,

2. Section 66-973 is hereby amended to include the following:

**Sec 66-973 Fencing and Screening**

(j) Barbed Wire Fences. Barbed wire, razor wire or similar fences shall not be installed within the city, except for security fences in commercial and industrial zones.

SECTION 2 EFFECTIVE DATE

This Ordinance shall take full effect and be in full force after its passage and publication according to law.

RESULT: ADOPTED BY CONSENT VOTE [UNANIMOUS]

MOVER: Amanda Darwin, Councilmember

SECONDER:Kelly Neider, Councilmember/Acting Mayor

AYES: Swenson, Neider, Blomquist, Darwin, Meacham  
Passed and adopted this 13th day of July 2021

CITY OF NORTH BRANCH  
BY:  
Jim Swenson, Mayor

ATTEST:  
Renae Fry, City Administrator

Published in the Isanti-Chisago County STAR on July 22, 2021

STATE OF MINNESOTA  
COUNTY OF CHISAGO  
CITY OF NORTH BRANCH  
ORDINANCE NO. 316-21

AN ORDINANCE AMENDING CITY CODE, SECTION 66-855 SURFACING AND SECTION 66-948 PARKING OF VEHICLES, CAMPERS, TRAILERS AND BOATS IN RESIDENTIAL DISTRICTS

THE CITY COUNCIL OF THE CITY OF NORTH BRANCH, MINNESOTA ORDAINS:

SECTION 1 AMENDMENTS  
1. Sections 66-855 is hereby amended to read as follows:

**Article VII OFF-STREET PARKING AND LOADING**  
**Sec 66-855 Surfacing**

All areas used for parking and driveways on residential lots 2.0 acres or smaller shall be hard-surfaced with bituminous or concrete pavement or equivalent pavement as approved by the City's Public Works Director.

2. Section 66-948 is hereby amended to read as follows:

**Article IX SUPPLEMENTARY DISTRICT REGULATIONS**

**Sec 66-948 Parking Of Vehicles, Campers, And Boats In Residential Districts**

Except on lots greater than two acres or lots zoned AG agriculture, all vehicles, campers, and boats shall not be stored in the front yard excluding the driveway. Vehicles, campers, trailers and boats are allowed to be stored in the side yard if they are kept on a paved or gravel pad. Storage on grass in the side yard is not allowed. Vehicles, campers, boats and trailers are allowed to be stored in the rear yard on grass provided the area around them is maintained.

SECTION 2 EFFECTIVE DATE

This Ordinance shall take full effect and be in full force after its passage and publication according to law.

RESULT: ADOPTED BY CONSENT VOTE [UNANIMOUS]

MOVER: Amanda Darwin, Councilmember

SECONDER:Kelly Neider, Councilmember/Acting Mayor

AYES: Swenson, Neider, Blomquist, Darwin, Meacham  
Passed and adopted this 13th day of July 2021

CITY OF NORTH BRANCH  
BY:  
Jim Swenson, Mayor

ATTEST:  
Renae Fry, City Administrator

Published in the Isanti-Chisago County STAR on July 22, 2021

STATE OF MINNESOTA  
COUNTY OF CHISAGO  
CITY OF NORTH BRANCH  
ORDINANCE NO. 317-21

AN ORDINANCE AMENDING CITY CODE, SECTIONS 66-788, 66-791 AND 66-211,ALLOWING PRIVATE WELLS AND SEPTIC SYSTEMS WITHIN THE URBAN SERVICE AREAS UNDER VERY SPECIFIC CONDITIONS

THE CITY COUNCIL OF THE CITY OF NORTH BRANCH, MINNESOTA ORDAINS:

SECTION 1 AMENDMENTS

1. Section 66-788 is hereby amended to read as follows:

**Sec 66-788 Purpose**

(e) To allow for minimal development of lots zoned RR or R1 located within the Urban Service Area not currently served by municipal utilities.

Article V Districts and District Regulations, Division 21 PUD Planned Unit Development

2. Section 66-791 is hereby amended to read as follows:

**Sec 66-791 Density**

(c) The development of parcels zoned RR or R1 within the Urban Service Area that are not connected to municipal utilities is allowed if the overall density at the time of full development and eventual connection to municipal utilities meets or exceeds the minimum density standards if all of the following factors or conditions are met:

3. Section 66-211 is hereby amended to include the following new subsections:

**Sec 66-211 Yard, Area, Building Size Requirements**

Minimum lot area

(a)

3. Minimum of 1.0 acre buildable for lots created within Urban Service Area that are not connected to municipal services that are established according to the terms of an approved PUD under Sections 66-788 through 66-798.

(b)

3. 110 feet for lots created within the Urban Service Area that are not connected to municipal services that are established according to the terms of an approved PUD under Sections 66-788 through 66-798.

(c)

3. 300 feet for lots created within the Urban Service Area that are not connected to municipal services that are established according to the terms of an approved PUD under Sections 66-788 through 66-798.

(d)

1. Front yard setback

c. 40 feet from the lot line or road right-of-way if applicable for lots created within the Urban Service Area that are not connected to municipal services that are established according to the terms of an approved PUD under Sections 66-788 through 66-798.

SECTION 2 EFFECTIVE DATE

This Ordinance shall take full effect and be in full force after its passage and publication according to law.

RESULT: ADOPTED BY CONSENT VOTE [UNANIMOUS]

MOVER: Amanda Darwin, Councilmember

SECONDER:Kelly Neider, Councilmember/Acting Mayor  
AYES: Swenson, Neider, Blomquist, Darwin, Meacham  
Passed and adopted this 13th day of July 2021

CITY OF NORTH BRANCH  
BY:

Jim Swenson, Mayor

ATTEST:

Renae Fry, City Administrator

Published in the Isanti-Chisago County STAR on July 22, 2021

ART AND SCIENCE ACADEMY-  
ISANTI

DESCRIPTION OF PROPOSED

SCHOOL CONSTRUCTION

PROJECT

Art and Science Academy (ASA), #4227-07 is currently leasing two school facilities, located at 903 Sixth Avenue Court Northeast and 1005 Seventh Avenue Northeast in Isanti, Minnesota from an unaffiliated landlord. ASA serves K-8th grade students. Through their affiliated building company, ABC Building Services (ABBCBS), ASA is proposing the purchase of both properties.

The estimated cost of the proposed facility acquisitions, including financing, is estimated to be \$6,511,676 and would be financed with a loan of 75% of the project amount (approximately \$4.8 million) from First Bank and Trust and a secondary loan constituting 25% of the project amount (around \$1.7 million) from another lender. The proposed property acquisition would occur in calendar year 2021. Estimated project cost components are as follows:

Estimated Project Costs	
Existing Building / Property Purchase	\$6,378,976
Financing Costs	\$132,700
	<b>\$6,511,676</b>

ABBCBS will be responsible for the annual debt service payments associated with the two loans and will, in turn, lease the proposed facility on a long-term basis to ASA. The charter school will use lease aid under Minnesota Statutes, section 124E.22, and unrestricted general fund dollars, if necessary, to fund the annual lease payments.

ASA has supplied enrollment and operating cost projections, showing they will have sufficient pupils and financial resources to fund the lease cost associated with the proposed facility acquisitions. The proposed property acquisitions, under the authority of Minnesota Statutes, section 124E.13, Subdivision 3, appear to be in the best interest of the charter school and addresses both current and long-term facility needs.

Review and Comment Statement

Based on the department's analysis of the charter school's required documentation and other pertinent information from sources of the Minnesota Department of Education, the commissioner of education provides a positive review and comment.

Additional Information is Available

Persons desiring additional information regarding this proposal should contact the administrative office of Art and Science Academy (ASA), #4227-07.

Published in the Isanti-Chisago County STAR on July 22, 2021

CAMBRIDGE PLANNING  
COMMISSION

NOTICE OF MEETING

The City of Cambridge Planning Commission will hold a regular meeting on **Tuesday, August 3, 2021, at 7:00 p.m.** in the Council Chambers of Cambridge City Hall, 300 3rd Avenue NE, Cambridge, Minnesota 55008, to discuss the following public hearing items and other items on the agenda.

1. PUBLIC HEARING – A request by Dustin Sawicki, 33703 Hastings St NE, Cambridge, MN 55008, to rezone the property from RA Rural Residence/Agricultural to R-1 One Family Residence district. The legal description is a metes and bounds description partially described as Part of the SW/4 of the NW/4 described as: Commencing 51 rods E of SW corner; NW 18' to POB in Section 28, Township 36, Range 23, Isanti County, Minnesota. (PIN: 03.028.5800)

2. PUBLIC HEARING – A request by PRC-CSS RE, LLC, 12911 County Road 5, Burnsville, MN 55337, to amend the City Code to allow Storage Pod Containers (a.k.a. shipping containers, portable storage units). The proposal is to amend Title XV Land Usage, Chapter 156 Zoning, Sections 156.007 Definitions, 156.040 Business Districts, 156.041 Industrial Districts, 156.085 Outdoor Storage, and 156.080 Accessory Building and

Structure Requirements.

3. PUBLIC HEARING – A request by Midcontinent Communications, 210 McKinley St. N. for an Interim Use Permit to allow outdoor storage and a gravel driveway. The request is to allow a new gravel area for storage of cable spools and gravel access to the new area. The legal description is a metes and bounds description partially described as Part of the SE ¼ of the SE ¼ Less Isanti County Right-of-Way Plat #14, In Section 28, Township 36, Range 23, Isanti County, Minnesota. (PIN: 15.028.1500)

4. PUBLIC HEARING – A request by LGI Homes, 2850 Cutters Grove Ave, Anoka, MN 55303, for a preliminary plat of Cambridge Cove. The property includes four separate parcel numbers identified as 15.030.0200, 15.030.0300, 15.030.0400, and 15.030.0500, and is described as the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 30, Township 36, Range 23, excepting therefrom 5 tracts as further described, all in Isanti County, Minnesota. The general location is the west side of Polk St NE, north and west of GracePointe Crossing, and near the Isanti County Historical Society's old-time school.

More information is available at Cambridge City Hall, 300 3rd Avenue NE, Cambridge, MN 55008, including full legal descriptions. Cambridge Planning Commission Meetings are typically scheduled on the 1st Tuesday of every month and are open to the public.

Marcia Westover  
City Planner

Published in the Isanti-Chisago County STAR on July 22, 2021

PROBATE

STATE OF MINNESOTA  
COUNTY OF ISANTI  
DISTRICT COURT

TENTH JUDICIAL DISTRICT

Court File No.: 30-PR-21-47

In Re: Estate of

Donnamarie V. Biggins a/k/a Donna Marie Biggins a/k/a Donna M. Biggins a/k/a Donna Biggins, Decedent.

NOTICE OF AND ORDER FOR HEARING ON PETITION FOR FORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS

It is Ordered and Notice is given that on August 3, 2021 at 1:45 p.m., a hearing will be held in this Court at Isanti County Government Center, 555 18th Avenue SW, Cambridge, MN 55008, on a petition for the formal probate of an instrument purporting to be the Decedent's Will dated February 12, 2010, and Codicil dated June 20, 2016 and for the appointment of Rodney Knowles, whose address is 40071 Hwy 65 NE, Stanchfield, MN 55080 and Judy Sutton, whose address is 708 Sea Spray Place, Bullhead City, AZ 86442, as co-personal representatives of the Decedent's estate in an unsupervised administration.

Any objections to the petition must be raised at the hearing or filed with the Court prior to the hearing. If the petition is proper and no objections are filed or raised, the personal representative will be appointed with the full power to administer the Decedent's estate, including the power to collect all assets; pay all legal debts, claims, taxes, and expenses; sell real and personal property; and do all necessary acts for the Decedent's estate.

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

BY THE COURT

Dated: June 16, 2021  
/s/ John D. Klossner  
Judge of District Court  
/s/ Megan Bergman  
Court Administrator

This hearing will be held using remote technology. Please contact Isanti County Court Administration for hearing details at 763-290-7020. Lindberg Law Office, P.A.

Grant W. Lindberg  
MN# 0347644  
100 Buchanan St. N., Suite 2  
Cambridge, MN 55008  
Telephone: (763) 689-6896  
Facsimile: (763) 689-6819  
e-mail: grant@lindberglawoffice.com

ATTORNEY FOR PETITIONER  
Published in the Isanti-Chisago County STAR on July 15, 22, 2021

REQUEST FOR BID

NORTH BRANCH WATER AND  
LIGHT COMMISSION  
PUBLIC BID 21-74-002  
AUTOMATED METERING  
INFRASTRUCTURE (AMI)

The North Branch Water and Light (NBWL) Commission, a separate but financially subordinate utility company that provides water and electrical service in the city of North Branch, issues public bid Automated Metering Infrastructure (AMI).

To receive a copy of the bid package, contact the NBWL General Manager at 651-674-7100 or e-mail at scottth@nbpuc.org. The Pre-bid phone call is scheduled for August 5, 2021. Submission deadline is September 9, 2021 1:30 p.m. Bid opening will be conducted at September 9, 2021 1:30 p.m. at the NBWL offices at 6388 Maple Street, North Branch, MN 55056.

Scott Hautala  
General Manager  
Published in the Isanti-Chisago County STAR on July 15, 22 2021

FORECLOSURE

NOTICE OF MORTGAGE  
FORECLOSURE SALE

YOU ARE HEREBY NOTIFIED THAT:

1. Default has occurred in the conditions of the mortgage dated March 8, 2018, executed by Boss Properties, LLC, a Minnesota limited liability company, as Mortgagor(s), to Village Bank, a Minnesota corporation, as Mortgagee(s), and filed for record March 12, 2018, as Isanti County Recorder Document No. A473727. The land described in the Mortgage is not registered land.

2. The Mortgage has been assigned as follows: No assignments.

3. The maximum principal amount secured by the Mortgage was: \$45,000.00.

4. No action or proceeding at law is now pending to recover the debt secured by the Mortgage, or any part thereof.

5. The holder of the Mortgage has complied with all conditions precedent to acceleration of the debt secured by the Mortgage and foreclosure of the Mortgage, and all notice and other requirements of applicable statutes.

6. At the date of this notice, the amount due on the Mortgage, and taxes, if any, paid by the holder of the Mortgage is: \$43,077.76.

7. Pursuant to the power of sale in the Mortgage, the Mortgage will be foreclosed, and the land located in Isanti County, Minnesota and described as follows:

Unit No. 113, Common Interest Community Number 2005-1, a Condominium, Rum River Condominiums, Common Interest Community Plat, Isanti County, Minnesota.

will be sold by the sheriff of Isanti County, Minnesota at public auction on August 9, 2021, at 10:00 o'clock a.m., at the Isanti County Sheriff's Office, 2440 Main Street S., Cambridge, MN 55008.

8. The time allowed by law for redemption by the Mortgagor, the Mortgagor's personal representatives or assigns is 6 months after the date of sale.

9. THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

10. Unless the mortgage is reinstated or the property redeemed, or unless the time for redemption is reduced by judicial order, the mortgagor and/or its assigns must vacate the property by 11:59 p.m. on February 9, 2022.

11. In order to comply with Minnesota Statutes Section 580.025, the undersigned hereby states that the following information is correct to the best of its knowledge:

(a) The street address and tax identification number of the mortgaged property:

610 Whiskey Road NW, Unit 113  
Isanti, MN 55040  
16-107-0020

(b) Transaction agent and

FROM **PUBLIC NOTICES**, PAGE 12

transaction agent's mortgage  
identification number: N/A  
(c) Residential mortgage servicer,  
broker and/or originator: N/A  
(d) Lender: Village Bank, a  
Minnesota corporation  
Dated: June 14, 2021  
Village Bank, a Minnesota  
corporation, Mortgagee

By: /s/ Steven L. Mackey  
Steven L. Mackey  
The Law Office of Steven L.  
Mackey, P.A.  
Attorney for Mortgagee  
1054 Bucher Avenue  
Shoreview, MN 55126  
(651) 765-8887  
**Published in the Isanti-Chisago  
County STAR on June 17, 24,  
July 1, 8, 15, 22, 2021**

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**Lawn Care**

**Attorneys**

**JOSLIN &  
MOORE**  
**LAW OFFICES P.A.**  
**Clark A. Joslin**  
**Patrick B. Moore**  
221 NW 2nd Ave., Cambridge  
**763-689-4101**

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**How to keep gardens safe in  
summer heat waves**


Summer is a season to relax and enjoy the warm weather.  
Basking in the summer sun is a great way to relax, but only when  
the temperatures are safe. Summer heat waves can compromise the  
health of human beings as well as their pets. Gardening enthusiasts  
also may need to go the extra mile to keep their plants and gardens  
from wilting under harsh summer sun.  
Extreme heat stress can be very harmful to plants. The online  
gardening resource Gardening Know How notes that some plants  
can withstand summer heat waves better than others. For example,  
succulents conserve water in their leaves, helping them to withstand  
heat waves when the dog days of summer arrive. But succulents are  
unique, and many plants will require a little extra help to withstand  
a heat wave.  
· Take a proactive approach with mulch. Gardeners need not wait  
until the heat arrives to protect their plants from searing summer  
heat. The sustainable living experts at Eartheasy recommend  
utilizing light-colored mulch during heat waves. Such mulch  
will reflect the sunlight and help to maintain cooler surface soil  
conditions. Eartheasy even notes that grass clippings, once they've  
turned from green to light brown, can make for the perfect mulch to  
protect plants from the heat. Clippings also are free, making them a  
cost-effective solution.  
· Water wisely. The horticultural experts at Yates Gardening note  
that water only helps plants withstand heat waves if it's applied  
effectively. If water is only applied in short bursts and not long  
enough so it can penetrate all the way to the root zone, roots will  
then stay near the surface. In such instances, roots will dry out  
during a heat wave and plants won't make it through the season.


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