

# Public notices

**PUBLIC NOTICE**  
**SUMMONS**  
**STATE OF MINNESOTA**  
**COUNTY OF LE SUEUR**  
**DISTRICT COURT FIRST**  
**JUDICIAL DISTRICT CASE**  
**TYPE: Quiet Title**  
 Court File No. 40-CV-21-257  
 Assigned Judge:  
 Martin M. P. Fleming Trust  
 dated December 30, 1998,  
 Plaintiff,

vs.  
 Jon W. Sullivan aka Jon Sullivan, Patricia J. Sullivan, Community Bank Minnesota Valley, Hometown Bank, Milan P. Weber aka Milan Weber, Virginia D. Weber aka Virginia Weber, Le Sueur County, Patrick J. McCabe, Lloyd L. Stauff, Nancy Stauff aka Nancy K. Stauff, Lloyd L. Stauff and Nancy K. Stauff, Trustees of the Revocable Trust Agreement of Lloyd L. Stauff and Nancy K. Stauff, Dated February 11, 2020, TCF National Bank, State of Minnesota, and all other persons unknown claiming any right, title, estate, interest, or Lien in the real estate described in the complaint herein.  
 Defendants.

THE STATE OF MINNESOTA  
 TO THE ABOVE-NAMED  
 DEFENDANTS:

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 real property situated in the County of Le Sueur, State of Minnesota described as follows:

Lot No. Three (3), except five (5) acres thereof, and Lot No. Four (4) in Section No. Twenty-two (22), in Township One Hundred Ten (110), North of Range Twenty-five (25) West, containing in all Fifty nine and 25/1000 acres of land, more or less; and the East Ten (10) acres of the East Half (E1/2) of the Southwest Quarter (SW1/4) of Section Twenty-two (22), Township One Hundred Ten (110) North, Range Twenty-five (25) West of the 5th P.M., Le Sueur County, Minnesota, excepting therefrom the following described premises:

Part of the East 10 acres of the East Half of the Southwest Quarter and part of Government Lot 4, all being part of Section 22-110-25, Le Sueur County, Minnesota, described as follows: Beginning at the south one quarter corner of said Section 22; thence on an assumed bearing of North 88 degrees 46 minutes 44 seconds West along the South line of said Southwest Quarter 164.98 feet to the West of line of said East 10 acres of the East Half of the Southwest Quarter, thence North 00 degrees 42 minutes 00 seconds East along said West line 1022.23 feet; thence South 80 degrees 00 minutes 00 seconds East 1060.86 feet, more or less, to the shoreline of Scotch Lake; thence Southwesterly along said shoreline to the Intersection with the South line of said Government Lot 4; thence North 88 degrees 46 minutes 44 seconds West along said South line 619.94 feet, more or less, to the point of beginning. Subject to any and all easements of record.

NOTICE IS FURTHER GIVEN that the object of said action is to obtain Judgment that the correct legal description of the said property is legally described as follows:

Part of the East 10 Acres of the East Half of the Southwest Quarter and part of Government Lots 3 and 4, all in Section 22, Township 110 North, Range 25 West, Le Sueur County, Minnesota described as follows: Commencing at the South Quarter Corner of said Section 22; thence North 88 degrees 44 minutes 55 seconds West (bearings based on Le Sueur County NAD83 96 adjustment) along the south line of said Section 22, a distance of 164.62 feet to the west line of the East 10 acres of said East Half of the Southwest Quarter; thence North 00 degrees 43 minutes 03 seconds East along said west line, a distance of 1022.23 feet to the point of beginning; thence continuing North 00 degrees 43 minutes 03 seconds East along said west line, a distance of 1623.37 feet to the north line of said East Half of the Southwest Quarter; thence South 89 degrees 13 minutes 36 seconds East along said north line, a distance of 164.61 feet to the Northwest Corner of said Government Lot 3; thence South 89 degrees 13 minutes 36 seconds East along the north line of said Government Lot 3, a distance of 785.56 feet; thence South 45 degrees 26 minutes 45 seconds East, a distance of 848 feet, more or less, to the water's edge of Scotch Lake; thence southeasterly along said water's edge, a distance of 1320 feet, more or less, to the intersection of a line which bears South 79 degrees 58 minutes 57 seconds East from the point of beginning; thence North 79 degrees 58 minutes 57 seconds West, a distance of 1049 feet, more or less, to the point of beginning.

Contains 49.6 acres, more or less, of land, and that Plaintiff is the owner in fee of the property described above pursuant to that certain Quit Claim Deed dated January 3, 2014, recorded in the Office of the Le Sueur County Recorder on January 9, 2014 as Document No. 391554 and that the Defendants, and each of them have no right, title, estate, interest, or lien in or 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 on these processes and about resources available in your area.

**TROJACK & SCHNIEDERJAN LAW OFFICE, P. A.**  
 Dated: 1/9/2021  
 /s/ John E. Trojack  
 MN# 011929  
 1549 Livingston Avenue  
 Suite 101  
 West St. Paul, MN  
 55118-33420  
 Telephone: 651-451-9696  
 Facsimile: 651-451-9786  
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**Acknowledgement**  
 The party to this pleading, by its attorney acknowledges that sanctions may be imposed pursuant to Minn. Stat. § 549.211.

/s/ John E. Trojack  
 (Published in the Montgomery Messenger, Thursdays, May 13, 20 and 27, 2021; No. M608-5-27)

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**PUBLIC NOTICE**  
**SECTION 00 1113**  
**ADVERTISEMENT FOR BIDS**  
**LE SUEUR & RICE COUNTY JOINT**  
**COUNTY DITCH NO. 54**  
**LE SUEUR & RICE COUNTY**  
**JOINT DRAINAGE AUTHORITY**  
**LANSEBURGH & WHEATON TOWNSHIPS, MINNESOTA**  
**ENGINEER PROJECT NO. 15-17693**  
**GENERAL NOTICE**

Le Sueur & Rice County Joint Drainage Authority (Owner) is requesting Bids for the construction of the following Project:  
**Le Sueur & Rice County Joint County Ditch No. 54**  
 ISG (the Engineer) Project No. **15-17693**

Bids for the construction of the Project will be received by ISG (the Engineer) electronically through QuestCDN until June 14, 2021 at 10:00 AM local time. At that time the Bids received will be posted publicly online.

The project includes the following major quantities of Work:  
 A. Approximately 27,970 linear feet of open ditch cleaning including approximately 11,725 LF of sideslope repair.

**OBTAINING THE BIDDING DOCUMENTS**

Information and Bidding Documents for the Project can be found at the following designated website:

Quest Construction Data Network (QuestCDN)  
 www.questcdn.com

The QuestCDN eBidDoc number is 7839961. For assistance and free membership registration, contact QuestCDN at 952-233-1632 or info@questcdn.com.

Bidding Documents may be downloaded from the designated website. Prospective Bidders are urged to register with the designated website as a plan holder, even if Bidding Documents are obtained from a plan room or source other than the designated website in either electronic or paper format. The designated website will be updated periodically with addenda, lists of registered plan holders, reports, and other information relevant to submitting a Bid for the Project. All official notifications, addenda, and other Bidding Documents will be offered only through the designated website. Neither Owner nor Engineer will be responsible for Bidding Documents, including addenda, if any, obtained from sources other than the designated website.

Bidding Documents may only be purchased for download online at the designated website for a fee of \$ 15.00.

The bidder must electronically submit the proposal online using the designated website. The bidder must pay an online bidding fee of \$30.00.

**2.1 Pre-bid Conference**

A pre-bid conference call for the Project will be held on June 8, 2021 at 10:00 AM. Attendance at the pre-bid conference call is encouraged but not required.

Virtual Meeting Room:.....https://tinyurl.com/4vtcreft  
 Phone Number.....(612) 474-1960  
 Conference ID Number.....811 338 50

**2.2 Instructions to Bidders**

For all further requirements regarding bid submittal, qualifications, procedures, and contract award, refer to the Instructions to Bidders that are included in the Bidding Documents.

**This Advertisement is issued by:**

By: Chuck Brandel, P.E.  
 Title: Vice President  
 Date: May 20, 2021  
 (Published in the Montgomery Messenger, Thursdays, May 20, 27 and June 3, 2021; No. M611-6-3)

**PUBLIC NOTICE**  
**SECTION 00 1113**  
**ADVERTISEMENT FOR BIDS**

**PART 1 - GENERAL**

**1.1 DESCRIPTION**

A. NOTICE IS HEREBY GIVEN, that AP Midwest on behalf of Le Sueur County, will receive sealed Bids at the Le Sueur County Auditor's Office, 88 S Park Avenue, Le Center, Minnesota 56057, for the Le Sueur County Courthouse Renovations, **until 2:00 pm CDT, Tuesday, May 25th, 2021** for the purpose of furnishing all materials, labor, equipment and skill required for the construction of the above said project.

B. Bidders can procure the project documents electronically thru the Construction Manager's bid document website listed here: <https://ap.egnyte.com/fl/ZehvrWvZL>

C. Bids will include bidding of work scopes identified as such within specification section 01-1101 - Work Sequence and Bid Categories.

D. Bids received for the respective work scopes shall be complete, with labor and material included as noted by section 01-1101 - Work Sequence and Bid Categories and shall include tax.

E. Sealed Bids shall be mailed or delivered to the Le Sueur County Auditor's Office no later than the deadline stated above. Bids will be time stamped to note day and time of receipt.

**1.2 BID PROCESS**

A. During the bidding period the Architect and Construction Manager (AP) will issue bid documents to be made available to contractors for response on or before the bid deadline.

B. The solicitation (bid) form to respond is provided within specification section 00-4100 - Bid Form.

1. Bidding contractors shall provide a separate bid submission for each bid category they intend to bid.

2. A combination bid can be provided ONLY after the contractor has provided a complete bid response for each bid category separately.

3. Each bid form submission must at a minimum contain the following items:

- All pages of the Contract Solicitation Form (the bid form)
- A Solicitation (Bid) Bond in accordance with the requirements outlined further below.

C. All bids shall be contained in a sealed envelope, plainly marked, showing that such envelope contains a Bid for the Project, prepared in accordance with "00-2113 - Instructions to Bidders".

D. There will be an optional pre-bid meeting conducted via Microsoft Teams for all bidding contractors to attend. The Construction Manager, Architect, Engineers and/or Owner will review the bidding procedures, bidding documents and other conditions with interested Bidders and answer questions. If requested, a tour of the existing grounds may also be offered based on the select contractors' needs.

E. The pre-bid meeting will be available via Microsoft Teams/Conference Call. Please reach out to the AP Midwest Project Manager listed below for the information.

F. The deadline for bidder questions is Tuesday, May 18th, 2021 at 5pm CDT.

G. All correspondence related to the Request for Bids (RFB) shall be directed to the following:

Madison Young, Project Manager Adolfsen & Peterson  
 myoung@a-p.com / 952-525-2312

H. Any Substitution requests need to be submitted and approved prior to the bid opening. Respondents who provide a substitution without prior approval from the Architect of Record will assume to be providing the specified product and will be required to provide the specified product at no additional cost to the Owner or Construction Manager.

**1.3 BONDS & SECURITIES**

A. Each bid shall be accompanied by a bid security in the form of a bid bond, certified check or cashier's check, in a sum equal to five percent (5%) of the maximum bid price, executed by the Bidder as principle and by surety company authorized to do business in the State of Minnesota, payable to Le Sueur County, conditioned that if the principle's bid be accepted and the contract awarded to

the Bidder, the Bidder will within ten (10) days after Notice of Award has been executed, will execute and effect a contract in accordance with the terms of the Bidders bid and a contractor's bond as required by law and regulations.

B. The bid security of the two lowest bidders will be retained until the Notice of Award has been executed, but no longer than ninety (90) days. The bid security is a guarantee that the Bidder will enter into a contract for the work described within the Bidding and Contract Documents. Countersignature of a bid bond is not required under this section.

C. Successful Bidders will be required to furnish a Contract Performance Bond and Payment Bond in the full amount of the Contract.

D. The successful Bidders, with contracts over \$100,000, shall furnish the Construction Manager a Labor Material Payment Bond and Performance Bond in the amount of 100% of the contract value.

**1.4 AWARD PROCESS**

A. Bids received after the close of bids will not be accepted and will be returned. No oral, telephonic (fax) or electronically submitted proposals or modifications will be considered.

B. A bid may not be read or considered if it does not fully comply with the requirements of this Advertisement for Bids and any Bids received that are deficient with the requirements of this section will be resealed and returned to the Bidder immediately.

C. Bids received will be publicly opened and read aloud. In the days following, a post-bid evaluation will be conducted by the Construction Manager to evaluate and ensure completeness of the bids received. Contracts will be awarded after this review and after County approval of the recommended low/qualified responder has been established.

D. Bids will be awarded on the basis of the lowest, responsible and responsive Bidder as determined most favorable to Le Sueur County's best interest. AP Midwest and Le Sueur County, reserve the right to reject any and all Bids, to waive any informality in any Bid, and to hold all Bids for a period of ninety (90) days from the date of opening Bids.

(Published in the Montgomery Messenger, Thursdays, May 6, 13 and 20, 2021; No. M604-5-20)

**PUBLIC NOTICE**  
**Advertisement for Lawn Service Quotes for**  
**Tri-City United Schools**

Tri-City United School District is currently accepting quotes for Lawn Services for a 2-year period that includes the 2022 & 2023 Mowing Season, contract dates April 1, 2022 - October 31, 2022 and April 1, 2023 - October 31, 2023. Quotes should be based on a per time per location basis for mowing and trimming. Quotes are due by Tuesday, June 15, 2021 @ 3:00 PM. and will be awarded at the July 12, 2021, Board Meeting. All contractors must have the appropriate equipment to complete the job. Quotes are being sought for all four properties including TCU Lonsdale PreK-6 School at 1000 Idaho St. SW, Lonsdale, MN; TCU Montgomery PreK-8 School, 101 Second St. NE, Montgomery, MN; TCU High School and Athletic Complex at 700 4th St. NW, Montgomery, MN and TCU Le Center PreK-8 School at 150 Tyrone St. W, Le Center, MN. Proof of insurance must be provided to the school district by the awarded contractor. Proof of said insurance should be provided no later than July 16, 2021. Should any damage occur to school or private party property, the Grounds/Maintenance Coordinator must be informed immediately. A list of equipment must be submitted with your quote.

Spec sheets are available for pickup in the TCU District Office or from the Grounds/Maintenance Coordinator, Eric Schroeder at [eschroeder@tcu2905.us](mailto:eschroeder@tcu2905.us). Any questions contact Eric Schroeder at 507.364.8105 or email, [eschroeder@tcu2905.us](mailto:eschroeder@tcu2905.us).

(Published in the Montgomery Messenger, Thursdays, May 13 and 20, 2021; No. M606-5-20)

**PUBLIC NOTICE**  
**Advertisement for Snow Removal Quotes for**  
**Tri-City United Schools**

The Tri-City United School District is currently accepting quotes for snow removal for the 2021-2022 and 2022-2023 school years. This is a two year contract with contract dates starting Nov. 1, 2021 - April 30, 2022 and Nov.1, 2022 - April 30, 2023. Quotes should be based on per time per location basis at 1" and 8" or more and completed by 6:00 AM at all buildings. Quotes are due on Tuesday, June 15, 2021 at 3:00 PM. Quotes will be awarded on Monday, July 12, 2021. All contractors must have the appropriate equipment to do parking lots and sidewalks including plow and skid loader. A list of equipment must be submitted with your quote. Proof of insurance must be provided to the school district by the awarded contractor. Proof of said insurance should be provided no later than July 16, 2021. Should any damage occur to school or private party property, the Grounds/Maintenance Coordinator must be informed immediately.

Quotes are being sought for all four properties including TCU Lonsdale PreK-6 School at 1000 Idaho St. SW, Lonsdale, MN; TCU Montgomery PreK-8 School at 101 2nd St. NE, Montgomery, MN; TCU High School, 700 4th St. NW, Montgomery, MN and TCU Le Center PreK-8 School, 150 W Tyrone St., Le Center, MN.

Spec sheets are available for pickup in the District Office or you can request one from the Grounds/Maintenance Coordinator, Eric Schroeder at [eschroeder@tcu2905.us](mailto:eschroeder@tcu2905.us). Any questions can be directed to Eric Schroeder at 507.364.8105 or email, [eschroeder@tcu2905.us](mailto:eschroeder@tcu2905.us).

(Published in the Montgomery Messenger, Thursdays, May 13 and 20, 2021; No. M605-5-20)

**PUBLIC NOTICE**  
**Le Sueur County Board of County Commissioners**  
**88 South Park Ave, Le Center MN 56057**  
**(507) 357-2251**

**PUBLIC NOTICE**  
**BOARD OF COUNTY COMMISSIONERS**

After duly conducting a public hearing on **Tuesday May 4, 2021**, at the Le Sueur County Courthouse, Commissioner Board Room, the County Board of Commissioners approved an amendment to the **LE SUEUR COUNTY ZONING ORDINANCE**.

The purpose of the public hearing was to hear testimony from interested parties in regards to amending the **LE SUEUR COUNTY ZONING ORDINANCE**. Amendment changes regarding definitions, riprap, vegetation alterations, river/stream setbacks, septic setbacks, and campground/resort setbacks. Amendments to Section 4 Definitions, Section 7 Conservancy District, Section 8 Agriculture District, Section 9 Urban/Rural Residential District, Section 10 General Business District, Section 11 General Industry District, Section 13 Shoreland Management, Section 16 Animal Feedlot & Manure Management, Section 17 Subsurface Sewage Treatment Systems, Section 19 Land Use Performance Standards, and Section 24 Nonconformities.

The amendment shall become effective **June 1, 2021**. The amended Ordinance is available for review during regular office hours at the Le Sueur County Environmental Services Offices located at 515 South Maple Ave, Le Center, MN 56057.

Commissioner Rohlfling, Le Sueur County Board Chair  
 Michelle R. Mettler, Le Sueur County  
 Interim Planning & Zoning Administrator  
 (Published in the Montgomery Messenger, Thursday, May 20, 2021; No. M610-5-20)