

**PROBATE NOTICE**  
STATE OF MINNESOTA  
COUNTY OF STEARNS  
DISTRICT COURT  
SEVENTH JUDICIAL  
DISTRICT  
Court File No: 73-PR-24-5572  
Case Type: Informal Probate

In re the Estate of Magdalene Margareth Schindler, a/k/a Magdalene M. Schinder, and Magdalene Schindler,

**Deceased  
NOTICE OF INFORMAL  
PROBATE OF WILL AND  
APPOINTMENT OF  
PERSONAL  
REPRESENTATIVE AND  
NOTICE TO CREDITORS**

**TO ALL INTERESTED PERSONS AND CREDITORS:**

Notice is hereby given that an application for informal probate of the above-named Decedent's Last Will dated 11/7/2017 and Codicil(s) dated 1/14/2021 had been filed with the Probate Registrar, and the application has been granted.

Notice is also given that the Probate Registrar has informally appointed Mary H. Johnson, whose address is 1001 E Able Street, St. Joseph, Minnesota, 56374; and Susan Frericks, whose address is 20052 Blue Lake Road, Emily, Minnesota, 56447, as personal representatives of the Estate of the Decedent. Any heir, devisee or other interested person may be entitled to appointment as personal representative, or may object to the appointment of the personal representative. Unless objections are filed pursuant to Minnesota Stat. § 524.3-607 and the court otherwise orders, the personal representatives has full power to administer the Estate, including, after 30 days from the date of issuance of letters, the power to sell, encumber, lease or distribute real estate.

Any objections to the probate of the Will, or to the appointment of the personal representative, must be filed with this court, and will be heard by the court after the filing of an appropriate petition and proper notice of hearing.

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

*/s/ Heidi Rasmussen*  
Probate Registrar  
Date: July 26, 2024

**Attorney for Personal Representative**  
LORI LYNN ATHMANN  
Attorney License No.: 353450  
1010 W St. Germain STE 420  
St. Cloud, MN 56301  
Telephone: 320-230-0203  
lori.athmann@jdalaw.net  
H-31-2B

**NOTICE IS HEREBY GIVEN** that default has occurred in the conditions of the following described mortgage:  
**DATE OF MORTGAGE:** January 24, 2007  
**ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE:** \$240,000.00  
**MORTGAGOR(S):** Timothy J. Kucala and Debra A. Kucala, husband and wife  
**MORTGAGEE:** Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Guaranteed Rate, Inc., its successors and assigns  
**DATE AND PLACE OF RECORDING:** Recorded: April 9, 2007 Stearns County Recorder  
**Document Number:** 1223995  
**ASSIGNMENTS OF MORTGAGE:** And assigned to: CITIMORTGAGE, INC.  
**Dated:** November 17, 2010  
**Recorded:** December 28, 2010 Stearns County Recorder  
**Document Number:** A1333820  
**And assigned to:** FEDERAL NATIONAL MORTGAGE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS  
**Dated:** December 12, 2014  
**Recorded:** December 13, 2014 Stearns County Recorder  
**Document Number:** A1416560  
**And assigned to:** WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, AS OWNER

**NOTICE OF MORTGAGE FORECLOSURE SALE**

**TRUSTEE ON BEHALF OF CSMC 2017-RPL2 TRUST, ITS SUCCESSORS AND ASSIGNS**  
**Dated:** January 10, 2018  
**Recorded:** January 11, 2018 Stearns County Recorder  
**Document Number:** A1512850  
**Transaction Agent:** Mortgage Electronic Registration Systems, Inc.  
**Transaction Agent Mortgage Identification Number:** 100196368001198079  
**Lender/Broker/Mortgage Originator:** Guaranteed Rate, Inc.  
**Residential Mortgage Servicer:** Select Portfolio Servicing, Inc.  
**COUNTY IN WHICH PROPERTY IS LOCATED:** Stearns  
**Property Address:** 5642 West Oakes Drive, Saint Cloud, MN 56303  
**Tax Parcel ID Number:** 82.52403.0220  
**LEGAL DESCRIPTION OF PROPERTY:** LOT EIGHT (8), BLOCK TWO (2) OF WEST RIVER OAKES, ACCORDING TO THE RECORDED PLAT THEREOF, STEARNS COUNTY, MINNESOTA.  
**AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE:** \$280,314.37  
**THAT** all pre-foreclosure requirements have been complied with; that no action or proceeding has been instituted at law or otherwise to recover

the debt secured by said mortgage, or any part thereof; **PURSUANT** to the power of sale contained in said mortgage, the above-described property will be sold by the Sheriff of said county as follows:  
**DATE AND TIME OF SALE:** September 10, 2024 at 10:00 AM  
**PLACE OF SALE:** County Sheriff's office, Law Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota  
to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorney fees allowed by law, subject to redemption within six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns.  
If the Mortgage is not reinstated under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on March 10, 2025, or the next business day if March 10, 2025 falls on a Saturday, Sunday or legal holiday.  
Mortgagor(s) released from financial obligation: NONE  
**THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

**THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.**  
**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.**  
**DATED:** July 16, 2024  
**MORTGAGEE:** Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of CSMC 2017-RPL2 Trust  
**Wilford, Geske & Cook, P.A.**  
Attorneys for Mortgagee  
7616 Currell Boulevard, Suite 200  
Woodbury, MN 55125  
(651) 209-3300  
File Number: 054024-F1  
H-30-6B

**SAUK RIVER WATERSHED DISTRICT**  
**642 Lincoln Road, Sauk Centre, Minnesota 56378**  
**(320) 352-2231 phone (320) 352-6455 fax**

**NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that the Managers of the Sauk River Watershed District pursuant to Minnesota Statute 103D.605 will hold a hearing August 20th, 2024 at 6:15 p.m. or thereafter at the Sauk River Watershed District office located at 642 Lincoln Road in Sauk Centre, Minnesota. The purpose of the hearing is to consider and take comments on the 2024 Outdoor Heritage Fund "Sauk River Watershed Habitat Protection and Restoration Phase 5" Lessard Sam's Outdoor Heritage Fund Grant, project #\*\*361 TBD\*\*.

Using conservation easements and fee land acquisition, we will protect approximately 387 acres of high priority habitat in Minnesota's Prairie and Forest-Prairie Transition Area. We will restore/enhance approximately 107 acres of wetlands and accompanying uplands, creating vital habitat for waterfowl, fishes, and populations of threatened and endangered species. Properties selected will be strategically targeted using innovative site prioritization model that maximizes conservation benefit and financial leverage.

The total estimated cost of the project is \$3,965,000 to be paid from a grant from the State of Minnesota under the Lessard Sam's Outdoor Heritage Fund; with \$375,000 to Great River Greening; \$1,199,000 to Sauk River Watershed District; \$1,192,000 to Pheasants Forever; and \$1,199,000 to Minnesota Land Trust. Up to \$168,000 to Minnesota Land Trust is to establish a monitoring and enforcement fund. These funds are provided by the Clean Water Land & Legacy Amendment. Additional funds, including in-kind contributions may come from, in addition to the organizations above, local Soil and Water Conservation Districts, The Nature Conservancy, US Fish and Wildlife Service, Department of Natural Resources, Ducks Unlimited, the State's Clean Water Fund program, the State's Clean Water Partnership program or other sources.

For further information contact the Watershed District Office at (320) 352-2231.

Bill Becker, President  
H-32-2B

**THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.**

Notice is hereby given that default has occurred in conditions of the following described mortgage:

**DATE OF MORTGAGE:** October 23, 2006  
**MORTGAGORS:** Alvina M. Sovich and Karen L. Muellner, both unmarried  
**MORTGAGEE:** TCF National Bank, A National Banking Association  
**DATE AND PLACE OF RECORDING:** Recorded: December 5, 2006 Stearns County Recorder  
**Document #:** 1213541  
**ASSIGNMENTS OF MORTGAGE:** Said mortgage was assigned to U.S. Bank Trust National Association, as Trustee for CVF III Mortgage Loan Trust II on May 26, 2017 and said assignment was recorded on July 5, 2017 and given document number A1499193 and subsequently assigned to Mill City Mortgage Loan Trust 2018-2 on October 3, 2018 and said assignment was recorded on November 15, 2018 and given document number A1533389.  
**LEGAL DESCRIPTION OF PROPERTY:** **LOT THREE (3), BLOCK ONE (1), ASPEN SPRINGS, ACCORDING TO THE PLAT AND SURVEY**

**NOTICE OF MORTGAGE FORECLOSURE SALE**

**THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER IN AND FOR STEARNS COUNTY, MINNESOTA**  
**PARCEL ID #: 98.60665.0302**  
**PROPERTY ADDRESS: 805 Aspen Circle, Waite Park, Minnesota 56387**  
**TRANSACTION AGENT:** N/A  
**TRANSACTION AGENT ID NO.:** N/A  
**LENDER OR BROKER:** TCF National Bank, A National Banking Association  
**RESIDENTIAL MORTGAGE ORIGINATOR:** N/A  
**CURRENT MORTGAGE SERVICER:** NewRez LLC d/b/a Shellpoint Mortgage Servicing  
**COUNTY IN WHICH PROPERTY IS LOCATED:** Stearns  
**ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE:** \$27,800.00  
**AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY PAID BY MORTGAGEE:** \$27,568.08  
**That** prior to the commencement of this mortgage foreclosure proceeding Mortgagee/Assignee of Mortgagee complied with all notice requirements as required by statute; that no Mortgagors have been released from financial obligation on said Mortgage; that no action or proceeding has been instituted by law to recover that debt secured by

said Mortgage, or any part thereof; that all conditions precedent to foreclosure of the Mortgage and acceleration of the debt secures thereby have been fulfilled;  
**PURSUANT** to the power of sale therein contained, said Mortgage will be foreclosed and the above-described property will be sold by the Sheriff of said county as follows:  
**DATE AND TIME OF SALE:** September 12, 2024 at 10:00 am  
**PLACE OF SALE:** Stearns County Sheriff's Office, Law Enforcement Center, 807 Courthouse Square, Room S. 100, St. Cloud, MN 56303  
to pay the debt the debt then secured by the Mortgage, and taxes, if any, on said premises, and the costs and disbursements, including attorneys' fees allowed by law, subject to redemption within six (6) months from the date of sale by the mortgagors, their personal representatives or assigns.  
**DATE TO VACATE PROPERTY:** The date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under Minnesota Statutes section 580.30 of the property redeemed under Minnesota Statutes sections 580.23 is March 12, 2025 at 11:59 p.m. If the foregoing date is Saturday, Sunday, or a legal holiday, then the date to vacate is the next business day at 11:59 p.m.  
**MORTGAGEE FROM FINANCIAL OBLIGATION**

**ON MORTGAGE:** None  
**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.**  
**THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**  
**Dated:** July 14, 2024  
**Mill City Mortgage Loan Trust**  
2018-2  
Mortgagee  
Kenneth J. Johnson  
Minnesota State Bar No. 0246074  
Johnson, Blumberg & Associates, LLC  
Attorney for Mortgagee  
30 N. LaSalle St., Suite 3650  
Chicago, IL 60602  
Phone 312-541-9710  
Fax 312-541-9711  
H-29-6B

**NORTH FORK CROW RIVER WATERSHED DISTRICT**  
**2025 BUDGET HEARING NOTICE**

**NOTICE IS HEREBY GIVEN:** The North Fork Crow River Watershed District Board of Managers will meet at the District Office, 1030 Front Street, Brooten, MN, on Monday, August 12, 2024 at 8:00 p.m. for the purpose of considering the foregoing proposed budget with a General Levy of \$274,099, and an Insurance and Bonding Levy of \$11,000 (MN Statutes 466.06) for the fiscal year of January 1, 2025 through December 31, 2025.

Bob Brauchler, President  
North Fork Crow River Watershed District  
Dated: July 18, 2024

<u>Operating Expenses</u>		<u>Income</u>	
Employee Expenses	\$211,449.00	Watershed District Levy	\$274,849.00
Managers Expenses	\$ 21,150.00	Insurance & Bonding Levy	\$ 11,000.00
Mileage Expenses	\$ 1,800.00		<b>Total: \$285,849.00</b>
Professional Fees	\$ 29,500.00		
Office Expenses	\$ 200.00		
Education	\$ 9,550.00		
Other	\$ 700.00		
Capital Outlay	\$ 500.00		
<b>Total:</b>	<b>\$274,849.00</b>		

H-31-2B

**2025 Sauk River Watershed District Budget**  
**Public Hearing Notice**  
**January 1st, 2025 to December 31st, 2025**  
**Calendar Year Budget**

Managers Compensation and Training Expenses	\$18,890
Operations and Administration Expenses	\$421,139
Education Expenses	\$110,122
Monitoring Expenses	\$149,174
Water Resource Expenses	\$122,100
Permit Authority Expenses	\$74,578
Operating Transfers	\$174,000
<b>Total General Budget</b>	<b>\$1,070,004</b>
<b>Project Tax Budget</b>	<b>\$150,000</b>
<b>Total Levy Budget</b>	<b>\$1,220,004</b>

**NOTICE IS HEREBY GIVEN:** The Sauk River Watershed District Board of Managers will hold its annual budget public hearing, on Tuesday, August 20, 2024, at 6:30 p.m. The hearing is for the purpose of taking public comment on the proposed 2025 budget with a maximum levy of \$1,220,004. The proposed budget includes: a General Purpose Tax Levy (MS 103D.905, subd. 3) and a Project Tax Levy (MS 103D.905, subd. 9). At such time, any interested person may appear either in person or by a representative and will be given an opportunity for a full and complete discussion of proposed budget as set forth and contained above. Any interested person may also provide comments on the proposed budget in writing to Jon Roeschlein, email at [jon@srwdmn.org](mailto:jon@srwdmn.org) or by mail to Sauk River Watershed District, Attn: Public Hearing, 642 Lincoln Road, Sauk Centre, MN 56378, in advance of the hearing. To obtain a full copy of the proposed budget, please contact Jon Roeschlein by email at [jon@srwdmn.org](mailto:jon@srwdmn.org) or by phone at 320-352-2231.

For more information regarding the budget, please see the SRWD website <http://www.srwdmn.org>

Jon Roeschlein  
Administrator  
Sauk River Watershed District  
642 Lincoln Road,  
Sauk Centre, MN 56378  
(320) 352-2231 Phone  
[jon@srwdmn.org](mailto:jon@srwdmn.org)  
Visit us online at: [www.srwdmn.org](http://www.srwdmn.org)  
H-32-2B