

NOTICE OF MORTGAGE FORECLOSURE SALE

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: November 13, 2015

MORTGAGOR: Jennifer Venning, unmarried woman.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Mortgages Unlimited Inc..

DATE AND PLACE OF RECORDING: Recorded November 23, 2015 Dakota County Recorder, Document No. 3101747.

ASSIGNMENTS OF MORTGAGE: Assigned to: Ditech Financial LLC. Dated December 14, 2017 Recorded December 18, 2017, as Document No. 3228542.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 1008481-0000000131-5

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Mortgages Unlimited Inc.

RESIDENTIAL MORTGAGE SERVICER: Ditech Financial LLC

MORTGAGED PROPERTY ADDRESS: 4475 Woodgate Court Eagan, MN 55122

TAX PARCEL I.D. #: 10-84602-03-210

LEGAL DESCRIPTION OF PROPERTY: Lot 21, Block 3, Woodgate 3rd Addition, Common Interest Community No. 226, Dakota County, Minnesota. PIN # 10-84602-03-210

COUNTY IN WHICH PROPERTY IS LOCATED: Dakota

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$149,610.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$150,056.72

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 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: March 16, 2018 at 10:00 AM

PLACE OF SALE: Sheriff's Office, Law Enforcement Center, 1580 Hwy 55, Lobby #S-100, Hastings, MN

to pay the debt then secured by said 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 said sale by the mortgagor(s), their personal representatives or assigns unless reduced to Five (5) weeks under MN Stat. §580.07.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 580.23 is 11:59 p.m. on September 17, 2018 unless that date falls on a weekend or legal holiday, in which case it is the next weekday, and unless the redemption period is reduced to 5 weeks under MN Stat. Secs. 580.07 or 582.032.

MORTGAGOR(S) RELEASED 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."

Dated: January 10, 2018

Ditech Financial LLC

Mortgagee/Assignee of Mortgagee USSET, WEINGARDEN AND LI-EBO, P.L.L.P.

Attorneys for Mortgagee/Assignee of Mortgagee

4500 Park Glen Road #300

Minneapolis, MN 55416

(952) 925-6888

8 - 17-007859 FC

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

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Dakota County Tribune

January 18, 25,

February 1, 8, 15, 22, 2018

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

Pursuant to the provisions of Minnesota Statutes 580.07, the foregoing foreclosure sale is postponed until May 24, 2018 at 10:00 AM at the Sheriff's Office, Law Enforcement Center, 1580 Hwy 55, Lobby #S-100, Hastings, MN, in said county and state.

Dated: March 19, 2018.

Ditech Financial LLC

Mortgagee/Assignee of Mortgagee USSET, WEINGARDEN AND LI-EBO, P.L.L.P.

Attorneys for Mortgagee/Assignee of Mortgagee

4500 Park Glen Road #300

Minneapolis, MN 55416

(952) 925-6888

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March 22, 2018

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

Pursuant to the provisions of Minnesota Statutes 580.07, the foregoing foreclosure sale is postponed until July 19, 2018 at 10:00 AM at the Sheriff's Office, Law Enforcement Center, 1580 Hwy 55, Lobby #S-100, Hastings, MN, in said county and state.

Dated: May 23, 2018.

Ditech Financial LLC

Mortgagee/Assignee of Mortgagee USSET, WEINGARDEN AND LI-EBO, P.L.L.P.

Attorneys for Mortgagee/Assignee of Mortgagee

4500 Park Glen Road #300

Minneapolis, MN 55416

(952) 925-6888

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July 26, 2018

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

Pursuant to the provisions of Minnesota Statutes 580.07, the foregoing foreclosure sale is postponed until September 27, 2018 at 10:00 AM at the Sheriff's Office, Law Enforcement Center, 1580 Hwy 55, Lobby #S-100, Hastings, MN, in said county and state.

Dated: July 18, 2018.

Ditech Financial LLC

Mortgagee/Assignee of Mortgagee USSET, WEINGARDEN AND LI-EBO, P.L.L.P.

Attorneys for Mortgagee/Assignee of Mortgagee

4500 Park Glen Road #300

Minneapolis, MN 55416

(952) 925-6888

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October 5, 2018

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