

# **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:** July 28, 2006

**MORTGAGOR:** Troy Stoffel, and Jodi Stoffel, husband and wife as joint tenants.

**MORTGAGEE:** Mortgage Electronic Registration Systems, Inc..

**DATE AND PLACE OF RECORDING:** Recorded August 15, 2006 Washington County Recorder, Document No. 3601367.

**ASSIGNMENTS OF MORTGAGE:** Assigned to: Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing LP. Dated January 19, 2012 Recorded January 26, 2012, as Document No. 3872249. And thereafter assigned to: Green Tree Servicing LLC. Dated May 16, 2013 Recorded June 6, 2013, as Document No. 3949036. And thereafter assigned to: New Residential Mortgage LLC. Dated August 31, 2017 Recorded August 31, 2017, as Document No. 4126242. And thereafter assigned to: Ditech Financial LLC. Dated May 24, 2018 Recorded May 30, 2018, as Document No. 4155349.

**TRANSACTION AGENT:** Mortgage Electronic Registration Systems, Inc.

**TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE:**

100015700070904087

**LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE:**

America's Wholesale Lender  
RESIDENTIAL MORTGAGE SERVICER: Ditech Financial LLC

**MORTGAGED PROPERTY ADDRESS:** 7166 Jocelyn Bay South, Cottage Grove, MN 55016

**TAX PARCEL I.D. #:**

10.027.21.12.0032

**LEGAL DESCRIPTION OF PROPERTY:**

Lot 27, Block 2, East Parkview First Addition

**COUNTY IN WHICH PROPERTY IS LOCATED:** Washington

**ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE:** \$242,400.00

**AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE:**

\$244,883.00

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:**

August 21, 2018 at 10:00 AM

**PLACE OF SALE:** Sheriff's Office, Law Enforcement Center, 15015 62nd Street North, Stillwater, 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. 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 USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED."

Dated: June 21, 2018  
Ditech Financial LLC

Mortgagee/Assignee of Mortgagee  
USSET, WEINGARDEN AND LIEBO, P.L.L.C.

Attorneys for Mortgagee/Assignee of Mortgagee  
4500 Park Glen Road #300

Minneapolis, MN 55416  
(952) 925-6888

8-18-003127

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Published in the Forest Lake Times

August 20, 2018

**NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE**

Pursuant to the provisions of Minnesota Statutes 580.07, the foregoing foreclosure sale is postponed until January 19, 2019, at

10:00 AM at the Sheriff's Office, Law Enforcement Center, 15015

62nd Street North, Stillwater, MN, in said county and state.

Dated: August 22, 2018  
Ditech Financial LLC

Mortgagee/Assignee of Mortgagee  
USSET, WEINGARDEN AND LIEBO, P.L.L.C.

Attorneys for Mortgagee/Assignee of Mortgagee  
4500 Park Glen Road #300

Minneapolis, MN 55416  
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8-18-003127

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Published in the Forest Lake Times

August 28, 2018

**NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE**

Pursuant to the provisions of Minnesota Statutes 580.07, the

foregoing foreclosure sale is postponed until January 19, 2019, at

10:00 AM at the Sheriff's Office, Law Enforcement Center, 15015

62nd Street North, Stillwater, MN, in said county and state.

Dated: October 31, 2018  
Ditech Financial LLC

Mortgagee/Assignee of Mortgagee  
USSET, WEINGARDEN AND LIEBO, P.L.L.C.

Attorneys for Mortgagee/Assignee of Mortgagee  
4500 Park Glen Road #300

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8-18-003127

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Published in the Forest Lake Times

November 8, 2018

**NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE**

Pursuant to the provisions of Minnesota Statutes 580.07, the

foregoing foreclosure sale is postponed until January 19, 2019, at

10:00 AM at the Sheriff's Office, Law Enforcement Center, 15015

62nd Street North, Stillwater, MN, in said county and state.

Dated: October 31, 2018  
Ditech Financial LLC

Mortgagee/Assignee of Mortgagee  
USSET, WEINGARDEN AND LIEBO, P.L.L.C.

Attorneys for Mortgagee/Assignee of Mortgagee  
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Published in the Forest Lake Times

November 8, 2018