

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. §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 February 21, 2019 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: June 21, 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 - 18-003127 FC

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Published in the

Forest Lake Times

June 28, July 5, 12, 19, 26,

August 2, 2018

NOTICE OF

POSTPONEMENT

OF MORTGAGE

FORECLOSURE SALE

Pursuant to the provisions of Minnesota Statutes 580.07, the foregoing foreclosure sale is postponed until October 30, 2018, 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 LI-EBO, P.L.L.P.

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 30, 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 15, 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 LI-EBO, P.L.L.P.

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

November 8, 2018

875953