

**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:**

September 3, 2015

**MORTGAGOR:** Earl Eugene Butenhoff and Linda Eileen Butenhoff, husband and wife as joint tenants.

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

**DATE AND PLACE OF RECORDING:** Recorded September 4, 2015 Steele County Recorder, Document

No. A000403975.

**ASSIGNMENTS OF MORTGAGE:** Assigned to: Ditech Financial LLC. Dated August 22, 2017 Recorded August 25, 2017, as Document No. A000414480.

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

**TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE:** 100969901641507013  
**LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE:** American Nationwide Mortgage Company, Inc.

**RESIDENTIAL MORTGAGE SERVICER:** Ditech Financial LLC

**MORTGAGED PROPERTY ADDRESS:** 2455 Fox Hollow Lane, Owatonna, MN 55060

**TAX PARCEL I.D. #:** 175820403

**LEGAL DESCRIPTION OF PROPERTY:**

Lot 3, Block 4, North Country Addition No. 2, Steele County, Minnesota.

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

**ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE:** \$272,253.00

**AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE:** \$270,101.85

That prior to the commencement of this mortgage foreclosure proceeding Mortgagee/Assignee of Mortgage 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 fol-

lows:

**DATE AND TIME OF SALE:**

October 2, 2018 at 10:00 AM

**PLACE OF SALE:** Steele County Sheriff's Office, Law Enforcement Center, 204 Pearl Street East, Owatonna, 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 April 2, 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: July 31, 2018

Ditech Financial LLC

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

Attorneys for Mortgagee/Assignee of Mortgagee

4500 Park Glen Road #300

Minneapolis, MN 55416

(952) 925-6888

6 - 18-005253 FC

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Published in the

Owatonna Peoples Press

August 11, 18, 25,

September 1, 8, 15, 2018

844524