

Notice of Mortgage Foreclosure Sale - Salinas

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 the conditions of the following described mortgage:

Mortgagor: Faustino J. Salinas, Sr., a single man, as his sole and separate property

Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Quicken Loans, Inc., its successors and assigns

Dated: December 18, 2017

Recorded: December 26, 2017

Renville County Recorder Document No. A384007

Assigned To: Rocket Mortgage, LLC fka Quicken Loans, LLC

Dated: September 8, 2023

Recorded: September 11, 2023

Renville County Recorder Document No. A404459

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number: 100039033895055238

Lender or Broker: Quicken Loans, Inc.

Residential Mortgage Servicer: Nationstar Mortgage LLC

Mortgage Originator: Quicken Loans, Inc.

LEGAL DESCRIPTION OF PROPERTY: Lot 6, Block 3, Original Plat, City of Danube, Renville County, Minnesota

This is Abstract Property.

TAX PARCEL NO.: 30-00305-00

ADDRESS OF PROPERTY: 403 3rd St, Danube, MN 56230

COUNTY IN WHICH PROPERTY IS LOCATED: Renville

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$54,003.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$53,925.63

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 to recover the debt then remaining secured by such mortgage, or any part thereof, or, if the action or proceeding has been instituted, that the same has been discontinued, or that an execution upon the judgment rendered therein has been returned unsatisfied, in whole or in part;

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: October 27, 2026, 10:00 AM

PLACE OF SALE: Lobby of Sheriff's Office, 105 S. 5th St., Suite 210, Olivia, 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 6 Months from the date of said sale by the mortgagor(s), 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 or the property redeemed under Minnesota Statutes section 580.23 is April 27, 2027, at 11:59 p.m.

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.

Important Notice to Potential Bidders: Federal law administered by the Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of the Treasury, requires certain residential real estate transactions to be reported to the federal government. If you are the winning bidder at auction, you may be required to provide identifying information about yourself and, if applicable, any entity or trust purchasing the property. This information is required by federal law and must be provided to complete the sale. Failure to provide required information after the sale may delay or prevent issuance of the foreclosure deed.

Dated: August 20, 2026

Rocket Mortgage, LLC
f/k/a Quicken Loans, LLC

f/k/a Quicken Loans Inc., Assignee of Mortgagee

By: HALLIDAY, WATKINS & MANN, P.C.

Attorneys for:

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., Assignee of Mortgagee

1333 Northland Drive, Suite 205

Mendota Heights, MN 55120

801-355-2886

651-228-1753 (fax)

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

(Pub. Aug. 27, Sept. 3, 10, 17, 24, Oct.1 and 8)