Notice of Mortgage Foreclosure Sale

Minn. Stat. 580.025, 580.04 Minnesota Uniform Conveyancing Blanks Form 60.2.1 (2009)

DATE: November 6, 2026

YOU ARE NOTIFIED that default has occurred in the conditions of the following described Mortgage:

INFORMATION REGARDING MORTGAGE TO BE FORECLOSED

1. Date of Mortgage: October 15, 2021
2. Mortgagors: Zachary Chapman and Julie Chapman, husband and wife.
3. Mortgagees: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Rocket Mortgage LLC, its successors and assigns.
4. Recording Information:

Recorded on October 19, 2021, as Document Number A397682, in the Office of the ? County Recorder ? Registrar of Titles of Renville County, Minnesota.

5. Assignments of Mortgage, if any:

Assigned to Rocket Mortgage, LLC FKA Quicken Loans, LLC , by written assignment recorded on November 12, 2024, as Document Number A408507 in the recording office stated in paragraph 4.

INFORMATION REGARDING MORTGAGED PREMISES

6. Tax parcel identification number of the mortgaged premises: 13-00302-00
7. Legal description of the mortgaged premises:

That part of the Southeast Quarter of the Northeast Quarter (SE ¼ of NE ¼) of Section 1, Township 115, Range 38, to wit: Beginning at the Northeast corner of said Southeast Quarter of the Northeast Quarter, thence South 200 feet to the point of beginning, thence South on the East line 400 feet, thence West 545 feet, thence North and parallel with the East line 400 feet, thence East 545 feet to the point of beginning, Renville County, Minnesota

Check here if all or part of the described real property is Registered (Torrens)?

8. The physical street address, city, and zip code of the mortgaged premises: 83655 160th St, Sacred Heart, MN 56285.

OTHER FORECLOSURE DATA

9. The person holding the Mortgage:

? is not a transaction agent, as defined by Minn. Stat. 58.02, subd. 30.

The name(s) of the residential mortgage servicer and the lender or broker, as defined in Minn. Stat. 58.02, is/are Rocket Mortgage, LLC

10. If stated on the Mortgage, the name of the mortgage originator, as defined in Minn. Stat. 58.02, is Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Rocket Mortgage LLC, its successors and assigns 100039034802306417.

INFORMATION REGARDING FORECLOSURE

11. The requisites of Minn. Stat. 580.02 have been satisfied.
12. The original principal amount secured by the Mortgage was $ 128,968.00.
13. At the date of this notice the amount due on the Mortgage, including taxes, if any, paid by the holder of the Mortgage, is:

119,068.39.

14. Pursuant to the power of sale in the Mortgage, the Mortgage will be foreclosed, and the mortgaged premises will be sold by the Sheriff of Renville County, Minnesota, at public auction on 01/12/2027, 10:00 AM., 105 S. 5th St., Suite 210,?Olivia, MN ?56277.
15. The time allowed by law for redemption by Mortgagor or Mortgagor's personal representatives or assigns is six (6) months after the date of sale.
16. Minn. Stat. 580.04(b) provides, "If the real estate is an owner-occupied, single-family dwelling, the notice must also specify the date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under section 580.30 or the property redeemed under section 580.23." If this statute applies, the time to vacate the property is 11:59 p.m. On 07/13/2027.

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.

Name of Mortgagee or Mortgage Assignee:
Rocket Mortgage, LLC

Name and address of Attorney for Mortgagee or Mortgage Assignee:
Schneiderman & Sherman P.C.
8530 Eagle Point Blvd.
Suite 100
Lake Elmo, MN 55042
26-003516-1

(Pub. Nov. 12, 19, 26, Dec. 3, 10 and 17)