

**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 the conditions of the following described mortgage:

Mortgagor: Daniel L. Nordine and Deborah K. Nordine, husband and wife

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

Dated: May 13, 2022

Recorded: May 23, 2022

Kittson County Recorder Document No. A000199835

Assigned To: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC

Dated: October 1, 2025

Recorded: October 1, 2025

Kittson County Recorder Document No. A000203802

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage

Identification Number:

100039035014032261

Lender or Broker: Rocket Mortgage, LLC

Residential Mortgage Servicer:

Rocket Mortgage, LLC

Mortgage Originator: Rocket Mortgage, LLC

LEGAL DESCRIPTION OF PROPERTY:
THE NORTHWESTERLY (NWLY) ONE HUNDRED FEET (100') OF LOTS FOUR (4), FIVE (5) AND SIX (6) OF BLOCK FOUR (4) CARLSON BROTHERS ADDITION TO THE VILLAGE OF KARLSTAD, ACCORDING TO THE PLAT THEREOF

This is Abstract Property.

TAX PARCEL NO.: 35.0077400

ADDRESS OF PROPERTY:

601 1st St S

Karlstad, MN 56732

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

**ORIGINAL PRINCIPAL AMOUNT OF
MORTGAGE:** \$93,044.00

**AMOUNT DUE AND CLAIMED TO BE
DUE AS OF DATE OF NOTICE:**
\$91,084.18

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:

January 12, 2026, 10:00 AM

PLACE OF SALE: Sheriff's Office, Kittson County Courthouse, 410 5th Street South, Hallock, 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 July 12, 2026 at 11:59 p.m.

**MORTGAGOR(S) RELEASED FROM
FINANCIAL OBLIGATION ON MORT-
GAGE: 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, DETER-
MINING, 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: October 30, 2025

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

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

Attorneys for:

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

MN24870.

(January 21, 2026)

**NOTICE OF POSTPONEMENT OF
MORTGAGE FORECLOSURE SALE**

NOTICE IS HEREBY GIVEN, that the above Mortgage Foreclosure Sale is hereby postponed to February 23, 2026, at 10:00 AM, Sheriff's Office, Kittson County Courthouse, 410 5th Street South, Hallock, MN in said County and State. The date on or before which the mortgagor must vacate the property if the sheriff's sale is not further postponed, the mortgage is not reinstated under Minnesota Statutes section 580.30, the property is not redeemed under Minnesota Statutes section 580.23 or the redemption period is not reduced under section 582.032 is August 23, 2026 at 11:59 p.m.

Dated: January 14, 2026

By: Halliday, Watkins & Mann, P.C.

Attorneys for:

Rocket Mortgage, LLC f/k/a Quicken

Loans, LLC, Assignee of Mortgagee

1333 Northland Drive, Suite 205

Mendota Heights, MN 55120

801-355-2886

MN24870

(January 21, 2026)