

PUBLIC NOTICE

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STATE OF MINNESOTA

COUNTY OF MARTIN

DISTRICT COURT
FIFTH JUDICIAL DISTRICT
COURT FILE NO.: 46-CV-23-504
Case Type: Civil Other
Quiet Title Action

Rocket Mortgage, LLC, F/K/A Quicken Loans, LLC,
Plaintiff,

SUMMONS

vs.

Steven Alan Rohman, Jamie Lee Rohman,
The Estate of Kenneth James Rohman,
Debra R. Rohman, Matthew Rohman,
Mandy Garbers, Employee Credit Union,
and also all other persons
unknown claiming any right, title, estate,
interest, or lien in the real estate described
in the complaint herein.
Defendants.

THIS SUMMONS IS DIRECTED TO THE ABOVE NAMED DEFENDANTS.

1. **YOU ARE BEING SUED.** The Plaintiff has started a lawsuit against you.
The

Plaintiff's Complaint against you is attached to this summons. Do not throw these papers away. They are official papers that affect your rights. You must respond to this lawsuit even though it may not yet be filed with the Court and there may be no court file number on this summons.

2. **YOU MUST REPLY WITHIN 21 DAYS TO PROTECT YOUR RIGHTS.**
You

must give or mail to the person who signed this summons a written response called an Answer within 21 days of the date on which you received this Summons. You must send a copy of your Answer to the person who signed this summons located at: 7616 Currell Blvd, Suite 200, Woodbury, Minnesota 55125.

3. **YOU MUST RESPOND TO EACH CLAIM.** The Answer is your written response to the Plaintiff's Complaint. In your Answer you must state whether you agree or disagree with each paragraph of the Complaint. If you believe the Plaintiff should not be given everything asked for in the Complaint, you must say so in your Answer.

4. **YOU WILL LOSE YOUR CASE IF YOU DO NOT SEND A WRITTEN RESPONSE TO THE COMPLAINT TO THE PERSON WHO SIGNED THIS SUMMONS.** If you do not Answer within 21 days, you will lose this case. You will not get to tell your side of the story, and the Court may decide against you and award the Plaintiff everything asked for in the complaint.

If you do not want to contest the claims stated in the complaint, you do not need to respond. A default judgment can then be entered against you for the relief requested in the complaint.

5. **LEGAL ASSISTANCE.** You may wish to get legal help from a lawyer. If you do not have a lawyer, the Court Administrator may have information about places where you can get legal assistance. **Even if you cannot get legal help, you must still provide a written Answer to protect your rights or you may lose the case.**

6. **ALTERNATIVE DISPUTE RESOLUTION.** The parties may agree to or be ordered to participate in an alternative dispute resolution process under Rule 114 of the Minnesota General Rules of Practice. You must still send your written response to the Complaint even if you expect to use alternative means of resolving this dispute.

7. **THIS LAWSUIT MAY AFFECT OR BRING INTO QUESTION TITLE TO REAL PROPERTY** located in Martin County, State of Minnesota, legally described as follows:

Lot Seven (7), in Block Twelve (12), of the Village of Triumph (now Village of Trimont), according to the plat thereof on file and of record in the office of the Register of Deeds in and for said County and State.

8. **THE OBJECT OF THIS ACTION IS TO:**

a. Obtain judicial determination that the Defendants, Steven Alan Rohman and Jamie Lee Rohman are the current fee title owners of the real property legally described herein;

and

b. Obtain an Order from this Court declaring and confirming that the mortgage dated November 6, 2015, and filed of record in the office of the Martin County Recorder on November 12, 2015 as Document No. 2015R-427050 is a valid, first priority lien against the property legally described herein; and

c. Granting such other relief as this Court may deem just and equitable.

Dated: June 23, 2023

WILFORD, GESKE & COOK, P.A.

By: /s/ Paul A. Hayes _____

Paul A. Hayes, #0327888

Attorneys for Plaintiff

7616 Currell Blvd., Suite 200

Woodbury, Minnesota 55125

651-209-3300