

**IN THE STATE OF SOUTH DAKOTA, COUNTY OF BROWN
IN CIRCUIT COURT, FIFTH JUDICIAL CIRCUIT COURT**

Idaho Housing and Finance Association,

Plaintiff,

v.

Kaitlyn J. Crawford a/k/a Kaitlyn Crawford
a/k/a Caitlyn Crawford and Dade Rudolph-
Sudlow a/k/a Dade M. Sudlow and A.A.A.
Collections, Inc., and any person in
possession,

Defendants.

**NOTICE OF REAL ESTATE SALE ON
FORECLOSURE**

CIVIL NUMBER: 06CIV24-000234

A Non-Monetary Judgment of Foreclosure was entered in favor of Plaintiff and against Defendants, which judgment was filed with the Clerk of Courts of Brown County, South Dakota, on July 16, 2024, in the amount of \$119,431.88, for the foreclosure of a real estate mortgage.

Notice is hereby given pursuant to said judgment that the real property described in the Real Estate Mortgage dated March 31, 2021, and recorded in the office of the Register of Deeds of Brown County, South Dakota, on March 31, 2021, in Book 693 MORTGAGE, at Page 778, as Instrument Number 202102010, which Kaitlyn J. Crawford and Dade Rudolph-Sudlow, mortgagor, executed and delivered to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Area Federal Credit Union, its successors and assigns, mortgagee, for the property located at 1518 S Lincoln Street, Aberdeen, SD 57401, and legally described as:

Lot 5, Block 17, Simmon's First Addition to Aberdeen, according to the Plat thereof of record, Brown County, South Dakota.

MORE CORRECTLY DESCRIBED AS FOLLOWS:

Lot 5, Block 17, Simmons' First Addition to Aberdeen, according to the Plat thereof of record, Brown County, South Dakota

in order to realize the amount of the above-referenced judgment, plus interest accruing thereafter on said amount, together with the costs and expenses of sale, will be sold subject to redemption

as provided by law as one parcel of land at public auction, subject to easements and restrictions of record, to the highest bidder for cash under the direction of the Brown County Sheriff, on the steps to the main entrance of the Brown County Courthouse located at 101 1st Ave. South East Aberdeen, SD 57402, on October 3, 2024 at 10:00 AM.

Dated this 30 day of July, 2024

SHERIFF OF BROWN COUNTY

By Sheriff

Name: Dave Lutzman

Halliday, Watkins & Mann, P.C.

By /s/ Zachary Nesbit
Zachary Nesbit
Attorneys for Plaintiff
376 East 400 South, Suite 300
Salt Lake City, UT 84111
Tel: 801-355-2886
Email: zach@hwmlawfirm.com

CERTIFICATE OF SERVICE

I certify that on _____, a true and correct copy of the Notice of Foreclosure Sale was served by U.S. Mail, first-class postage prepaid, upon the following individuals:

A.A.A. Collections, Inc.
c/o Kade Nelson, Its Registered Agent
3500 S First Ave, Suite 100
Sioux Falls, SD 57105

Caitlyn Crawford
523 2nd Ave NE
Aberdeen, SD 57401

Kaitlyn J. Crawford
523 2nd Ave NE
Aberdeen, SD 57401

Dade Rudolph-Sudlow
1518 S Lincoln Street
Aberdeen, SD 57401

Dade Rudolph-Sudlow
1412 Wood Street
Springfield, SD 57062-2238

Dade M. Sudlow
406 7th Ave SE, Apt 1
Aberdeen, SD 57401

Halliday, Watkins & Mann, P.C.

Zachary Nesbit