

STATE OF SOUTH DAKOTA )  
 )  
:SS  
COUNTY OF BROWN )

IN CIRCUIT COURT  
  
FIFTH JUDICIAL CIRCUIT

SOUTH DAKOTA HOUSING  
DEVELOPMENT AUTHORITY,  
  
Plaintiff,

06CIV24-0071  
  
NOTICE OF MORTGAGE  
FORECLOSURE SALE

vs.

ZAMANI PETERS, TERRI PETERS, AREA  
FEDERAL CREDIT UNION, CLIMATE  
CONTROL, INC., CREDIT COLLECTIONS  
BUREAU, DISCOVER BANK, MIDWEST  
CREDITS, INC., CITY OF ABERDEEN, AND  
BROWN COUNTY, SOUTH DAKOTA,  
  
Defendants.

NOTICE IS HEREBY GIVEN in accordance with South Dakota Codified Laws 21-49-25, and pursuant to a Judgment dated the 1st day of July, 2024, that a sale of certain mortgaged premises described as follows:

Lot 5, Block 13, North Aberdeen, According to the Plat thereof of record, Brown County, South Dakota; also known as 309 North 1st Street, Aberdeen, SD 57401,

shall be made by public sale to the highest and best bidder for cash, net of sheriff's fees and sheriff's commission, if any, on the 10th day of September, 2024, at 10:00 a.m., at the front door of the Brown County Courthouse, Aberdeen, South Dakota.

The name of the mortgagor is Zamani Peters and the mortgage was given to Great Western Bank and assigned to the South Dakota Housing Development Authority of Pierre, South Dakota. The amount due, pursuant to the Judgment, is \$57,060.50, plus any costs and disbursements incurred subsequent thereto, and sheriff's fees or sheriff's commission assessed in connection with this sale. The date of the mortgage is 20th day of September, 2006, and the mortgage was recorded in the Office of the Brown County Register of Deeds on the 20th day of September, 2006, at 12:44 PM, as Instrument Number 485, in Book 623, Page 187. **The sale is subject to the second half of the 2023 real property taxes due and payable in 2024, and due thereafter, and any special assessments due and owing.**

Dated at Aberdeen, South Dakota, this 14 day of August, 2024.

DAVE LUNZMAN  
SHERIFF OF BROWN COUNTY

By: Dave Lunzma  
Sheriff.