

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

<p>Freedom Mortgage Corporation,</p> <p style="text-align: center;">Plaintiff,</p> <p style="text-align: center;">v.</p> <p>Calen C. Bowman and Racheal Bowman and Accounts Management, Inc. and LVNV Funding LLC and all persons unknown claiming an interest in the property, and any person in possession,</p> <p style="text-align: center;">Defendants.</p>	<p>NOTICE OF REAL ESTATE SALE ON FORECLOSURE</p> <p>CIVIL NUMBER: 06CIV23-000452</p>
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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 8, 2024, in the amount of \$177,710.63, 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 February 20, 2015, and recorded in the office of the Register of Deeds of Brown County, South Dakota, on February 23, 2015, in Book 668 MORTGAGE, at Page 183, as Instrument Number 2015000811, which Calen C. Bowman and Racheal Bowman, mortgagor, executed and delivered to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Movement Mortgage, LLC, its successors and assigns, mortgagee, for the property located at 215 12th Ave NE, Aberdeen, SD 57401, and legally described as:

Lot 3, and the East 8 feet of vacated alley and also the vacated North 10.175 feet of Twelfth Avenue Northeast lying adjacent to said Lot, Block 3, Second Addition to the Highlands of 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 January 16, 2025 at 10:00 AM.

Dated this 7th day of November, 2024

SHERIFF OF BROWN COUNTY

By Sheriff

Name: Dave Lemmon

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:

Accounts Management, Inc.
c/o Robert R. Nelson, Its Registered Agent
212 E 11th St
Ste 200
Sioux Falls, SD 57104

all persons unknown claiming an interest in the property
215 12th Ave NE
Aberdeen, SD 57401

Calen C. Bowman
215 12th Ave NE
Aberdeen, SD 57401

Racheal Bowman
215 12th Ave NE
Aberdeen, SD 57401

LVNV Funding LLC
c/o Corporation Service Company, Its Registered Agent
503 South Pierre Street
Pierre, SD 57501

Halliday, Watkins & Mann, P.C.

Zachary Nesbit