

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

Black Hills Federal Credit Union

CIVIL NUMBER: 06CIV24-000327

Plaintiff,

v.

TAYLOR TALKS, GROW SOUTH
DAKOTA, HOMES ARE POSSIBLE,
INC., BROWN COUNTY, or

any person in possession,

Defendants.

NOTICE OF SHERIFF'S SALE

Judgment in the amount of \$112,817.45, together with interest accruing at the rate of ten percent (10%) per annum, from and after December 3, 2024, having been entered in favor of Black Hills Federal Credit Union and against Defendants and Mortgagors Taylor Talks, Grown South Dakota, Homes Are Possible Inc., Brown County, or person in possession, which judgment and Order for Sale was filed with the Clerk of Courts for Pennington County on December 3, 2024 for foreclosure and sale of certain real estate, NOTICE IS HEREBY GIVEN, pursuant to said Order and Judgment of Sale that the real property described as:

LOT FOUR (4), BLOCK FORTY EIGHT (48) BENNETT AND THOMAS ADDITION TO
NORTH ABERDEEN, BROWN COUNTY, SOUTH DAKOTA ACCORDING TO THE
RECORDED PLAT THEREOF.

Will be sold, subject to the right of redemption, as provided by law as one parcel of land, at public auction, subject to any lien for unpaid real estate taxes and assessments of Brown County, and liens, mortgages, easements of record to the highest bidder for cash under the direction of the Brown County Sheriff at the front steps of the Brown County Courthouse in Aberdeen, South Dakota on the 15th day of January, 2024 at 10:00 am.

If the sale is set aside for any reason, the purchaser at said sale shall be entitled to only the deposit paid. The Purchaser shall have no further recourse against the Mortgagee/Plaintiff, the Mortgagor/Defendant, any party, the attorney for any party or Brown County or any of its officials.

Dated this 11th day of December, 2024.

s/: Christopher Christianson
Christopher Christianson
Black Hills Federal Credit
Union 2700 North Plaza

Drive
Rapid City, SD 57702
Tel: 605-858-6136
Fax: 605-646-4113
Email: christopherc@bhfcu.net
Bar Number: 4450

CERTIFICATE OF SERVICE

I certify that on December 11, 2024, a true and correct copy of the foregoing NOTICE OF SHERIFF'S SALE was served by U.S. Mail, first-class postage prepaid, upon the following individuals:

Brown County
ATTN: Patty Vanmeter
25 Market Street
Aberdeen, SD 57401

Homes Are Possible, Inc.
320 S. Main Street
Aberdeen, SD 57401

Grow South Dakota
104 E Ash Street
Sisseton, SD 57262

Taylor Talks
509 N. 3rd Street
Aberdeen, SD 57401

s/: Christopher Christianson
Christopher Christianson
Black Hills Federal Credit Union
2700 North Plaza Drive
Rapid City, SD 57702