

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

<p>Onslow Bay Financial, LLC,</p> <p style="text-align:center"><b>Plaintiff,</b></p> <p style="text-align:center"><b>v.</b></p> <p>Nathan Rondeau and Paige Rondeau, and any person in possession,</p> <p style="text-align:center"><b>Defendants.</b></p>	<p><b>NOTICE OF REAL ESTATE SALE ON FORECLOSURE</b></p> <p>CIVIL NUMBER: 06CIV24-000348</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 October 1, 2024, in the amount of \$137,883.50, 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 April 9, 2020, and recorded in the office of the Register of Deeds of Brown County, South Dakota, on April 14, 2020, in Book 689 MORTGAGE, at Page 88, as Instrument Number 202001740, which Nathan Rondeau and Paige Rondeau, mortgagor, executed and delivered to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Plains Commerce Bank, its successors and assigns, mortgagee, for the property located at 1220 N Penn Street, Aberdeen, SD 57401, and legally described as:

Lot 1 and the North 25 feet of Lot 2, Block 9, First 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 February 06, 2025 at 10:00 AM.

Dated this 19<sup>th</sup> day of December, 2024

SHERIFF OF BROWN COUNTY

By Sheriff

Name: Dave Luyman

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:

Nathan Rondeau  
c/o Jodi Brown  
103 South Main Street  
PO Box 118  
Aberdeen, SD 57401

Paige Rondeau  
504 N Lloyd St  
Aberdeen, SD 57401

Halliday, Watkins & Mann, P.C.

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Zachary Nesbit