

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

Truist Bank, successor by merger to SunTrust Bank,

Plaintiff,

v.

Kenneth A. Johnson and Robert Sheldon Brewer d/b/a Economy Mechanical and Economy Mechanical, LLC and Unknown Spouse of Kenneth A. Johnson and Heirs & Devisees of the Estate of Kenneth A. Johnson and all persons unknown, claiming any estate or interest in, or lien or encumbrance upon, the real estate described in the complaint, and any person in possession,

Defendants.

NOTICE OF REAL ESTATE SALE ON FORECLOSURE

CIVIL NUMBER: 06CIV24-000228

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 December 6, 2024, in the amount of \$53,052.07, 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 June 24, 2016, and recorded in the office of the Register of Deeds of Brown County, South Dakota, on August 9, 2016, in Book 674 MORTGAGE, at Page 79, as Instrument Number 2016004711, which Kenneth A. Johnson, mortgagor, executed and delivered to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for SunTrust Mortgage, Inc, its successors and assigns, mortgagee, for the property located at 806 7th Avenue NE, Aberdeen, SD 57401, and legally described as:

Lot 7, Block 14, Hagerty and Lloyd's 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 March 05, 2025 at 10:00 AM.

Dated this 7th day of January, 2025

SHERIFF OF BROWN COUNTY

By Sheriff

Name: Dave Lemzman

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:

all persons unknown, claiming any estate or interest in, or lien or encumbrance upon, the real estate described in the complaint

806 7th Avenue NE
Aberdeen, SD 57401

Robert Sheldon Brewer
12891 388th Avenue
Aberdeen, SD 57401

Economy Mechanical, LLC
c/o Robert Brewer, Its Registered Agent
12891 388th Avenue
Aberdeen, SD 57401

Heirs & Devisees of the Estate of Kenneth A. Johnson
806 7th Avenue NE
Aberdeen, SD 57401

Kenneth A. Johnson
806 7th Avenue NE
Aberdeen, SD 57401

Unknown Spouse of Kenneth A. Johnson
806 7th Avenue NE
Aberdeen, SD 57401

Halliday, Watkins & Mann, P.C.

Zachary Nesbit