

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

Wintrust Mortgage, a division of Barrington
Bank & Trust Company, N.A.,

Plaintiff,

v.

John W. Arthurs and Leslie Arthurs and
Accounts Management, Inc., and any person
in possession,

Defendants.

**NOTICE OF REAL ESTATE SALE ON
FORECLOSURE**

CIVIL NUMBER: 06CIV25-000125

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 May 14, 2025 in the amount of \$112,352.06, 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 August 1, 2016, and recorded in the office of the Register of Deeds of Brown County, South Dakota, on August 1, 2016, in Book 674 Mortgage, at Page 17, as Instrument Number 2016004510 which John W. Arthurs and Leslie Arthurs, mortgagors, executed and delivered to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for iFreedom Direct Corporation, its successors and assigns, mortgagee, for the property located at 611 N Congress Street, Aberdeen, SD 57401, and legally described as:

Lots 7 and 8 and the West 17 feet of vacated North Congress Street lying adjacent to said Lots, Block 9, Howard and Hedger's Replat of Northwestern 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 August 20, 2025 at 10:00 AM.

Dated this 2nd day of June, 2025

SHERIFF OF BROWN COUNTY

By Sheriff

Name: Dave Lemmon

Halliday, Watkins & Mann, P.C.

By _____

Jason Tingle

Attorneys for Plaintiff

376 East 400 South, Suite 300

Salt Lake City, UT 84111

Tel: 801-355-2886

Email: jtingle@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 East 11th Street, Suite 200
Sioux Falls, SD 57104

John W. Arthurs
2120 3rd Ave SE, Apt 10
Aberdeen, SD 57401

Leslie Arthurs
611 N Congress Street
Aberdeen, SD 57401

Halliday, Watkins & Mann, P.C.

Jason Tingle