

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

U.S. Bank Trust National Association not in its individual capacity but solely as owner trustee for RCAF Acquisition Trust, Plaintiff, v. Justin Yablonski and Kylie Yablonski and Portfolio Recovery Associates, LLC and LVNV Funding LLC , and any person in possession, Defendants.	NOTICE OF REAL ESTATE SALE ON FORECLOSURE CIVIL NUMBER: 06CIV25-000015
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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 September 5, 2025, in the amount of \$127,965.27, 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 30, 2018, and recorded in the office of the Register of Deeds of Brown County, South Dakota, on May 1, 2018, in Book 681 MORTGAGE, at Page 398, as Instrument Number 201802153, which Justin Yablonski and Kylie Yablonski, mortgagor, executed and delivered to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Quicken Loans Inc., its successors and assigns, mortgagee, for the property located at 306 5th Avenue, Claremont, SD 57432, and legally described as:

Lot 8 except the Southwest 12 feet 6 inches of Lot 8 adjoining and parallel to Lot 7, Block 8, and all of Lots 9 and 10, Block 8, Original Plat of Claremont, 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 15, 2026 at 10:00 AM.

Dated this 30th day of October, 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:

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

Portfolio Recovery Associates, LLC
c/o Corporation Service Company, Its Registered Agent
503 S Pierre St
Pierre, SD 57501

Justin Yablonski
306 5th Avenue
Claremont, SD 57432

Kylie Yablonski
306 5th Avenue
Claremont, SD 57432

Halliday, Watkins & Mann, P.C.

Zachary Nesbit