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

Idaho Housing and Finance Association, **Plaintiff,** **v.** Juan Molina and AAA Collections Inc. and Grow South Dakota (GROW SD) and Jefferson Capital Systems, LLC and GROW South Dakota, and any person in possession, **Defendants.**	**NOTICE OF REAL ESTATE SALE ON FORECLOSURE** CIVIL NUMBER: 06CIV26-000030

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 August 24, 2026, in the amount of $100,475.79, 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 September 14, 2017, and recorded in the office of the Register of Deeds of Brown County, South Dakota, on September 15, 2017, in Book 679 Mortgage, at Page 224, as Instrument Number 201704911, which Juan Molina, mortgagor, executed and delivered to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Aberdeen Federal Credit Union, its successors and assigns, mortgagee, for the property located at 404 S 4th St, Aberdeen, SD 57401, and legally described as:

> Lot 1, Hickenbotham's First Rearrangement, being a Rearrangement of Lots 1 and 2, Block 58, Second 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 December 17, 2026 at 10:00 AM.

Dated this 23 day of October, 2026

SHERIFF OF BROWN COUNTY

By Dave Lenzman

Name: Dave Lenzman

Halliday, Watkins & Mann, P.C.

By_____

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:

AAA Collections Inc.
c/o Kade Nelson, Registered Agent
3500 First Ave, Suite 100
Sioux Falls, SD 57105

Grow South Dakota (GROW SD)
c/o Lori Finnesand, Its Registered Agent
506 S. Main Street #2
Aberdeen, SD 57262

Jefferson Capital Systems, LLC
c/o Corporation Service Company, Its Registered Agent
503 South Pierre Street
Pierre, SD 57501-4522

Juan Molina
404 S 4th St
Aberdeen, SD 57401

Current Occupant
404 S 4th St
Aberdeen, SD 57401

Halliday, Watkins & Mann, P.C.

_____
Zachary Nesbit