

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

<p>PennyMac Loan Services, LLC,</p> <p style="text-align: center;">Plaintiff,</p> <p style="text-align: center;">v.</p> <p>Charles Hill and Elizabeth J. Hill and Accounts Management, Inc. and Homes Are Possible, Inc., and any person in possession,</p> <p style="text-align: center;">Defendants.</p>	<p>NOTICE OF REAL ESTATE SALE ON FORECLOSURE</p> <p>CIVIL NUMBER: 06CIV23-000157</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 February 26, 2024, in the amount of \$100,245.95, 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 20, 2015, and recorded in the office of the Register of Deeds of Brown County, South Dakota, on August 21, 2015, in Book 670 MORTGAGE, at Page 155, as Instrument Number 2015004624, which Charles Hill and Elizabeth J. Hill, mortgagor, executed and delivered to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for American Mortgage & Equity Consultants, Inc., a Corporation, its successors and assigns, mortgagee, for the property located at 19 6th Avenue NE, Aberdeen, SD 57401, and legally described as:

The West 70 feet of Lot 6, Block 25, Bennett and Thomas Addition to North 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 May 22, 2024 at 10:00 AM.

Dated this 8th day of March, 2024.

SHERIFF OF BROWN COUNTY

By Dave Lutzman

Name: Dave Lutzman

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:

Accounts Management, Inc.
c/o Robert R. Nelson, Its Registered Agent
212 East 11th Street, Suite 200
Sioux Falls, SD 57104

Charles Hill
19 6th Avenue NE
Aberdeen, SD 57401

Elizabeth J. Hill
19 6th Avenue NE
Aberdeen, SD 57401

Homes Are Possible, Inc.
c/o Darin Beckius, Its Registered Agent
125 S 2nd Street
Aberdeen, SD 57401

Halliday, Watkins & Mann, P.C.

Zachary Nesbit