

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

Idaho Housing and Finance Association,

Plaintiff,

v.

Hunter R. Barondeau and Ethan D.
Barondeau and GROW South Dakota
(GROW SD) and Homes Are Possible, Inc.,
and any person in possession,

Defendants.

**NOTICE OF REAL ESTATE SALE ON
FORECLOSURE**

CIVIL NUMBER: 06CIV24-000250

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 July 2, 2024, in the amount of \$113,444.62, 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 July 16, 2019, and recorded in the office of the Register of Deeds of Brown County, South Dakota, on July 16, 2019, in Book 685 MORTGAGE, at Page 637, as Instrument Number 201903548, which Hunter R. Barondeau and Ethan D. Barondeau, mortgagor, executed and delivered to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for CU Mortgage Direct, LLC, its successors and assigns, mortgagee, for the property located at 610 S 4th Street, Aberdeen, SD 57401, and legally described as:

Lot 3, Draeger and Daniels' Replat of Lots 1, 2, 3, and 4, Block 56, Second Addition to Aberdeen, together with that portion of vacated alley 10 feet by 42 feet at the West end of said Lot 3, 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 September 18, 2024 at 10:00 AM.

Dated this 19th day of July, 2024

SHERIFF OF BROWN COUNTY

By Sheriff

Name: Dave Lumyer

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:

Ethan D. Barondeau
610 S 4th Street
Aberdeen, SD 57401

Hunter R. Barondeau
610 S 4th Street
Aberdeen, SD 57401

GROW South Dakota (GROW SD)
c/o Lori Finnesand, Its Registered Agent
104 Ash Street East
Sisseton, SD 57262-1908

GROW South Dakota (GROW SD)
506 S. Main St,
Suite 2
Aberdeen, SD 57401

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

Halliday, Watkins & Mann, P.C.

Zachary Nesbit