

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

Idaho Housing and Finance Association, Plaintiff, v. Daniel Barton and Area Federal Credit Union and Credico, Inc. d/b/a Credit Collections Bureau and GROW South Dakota (GROW SD) and Homes Are Possible, Inc. and State of South Dakota, Division of Child Support , and any person in possession, Defendants.	NOTICE OF REAL ESTATE SALE ON FORECLOSURE CIVIL NUMBER: 06CIV25-000060
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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 August 21, 2025, in the amount of \$131,364.48, 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 October 17, 2022, and recorded in the office of the Register of Deeds of Brown County, South Dakota, on October 17, 2022, in Book 701 Mortgage, at Page 243, as Instrument Number 202205510. which Daniel Barton, mortgagor, executed and delivered to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Area Federal Credit Union, its successors and assigns, mortgagee, for the property located at 922 S PENNSYLVANIA ST, Aberdeen, SD 57401, and legally described as:

Lot 2, Clark's Replat of Block 9, Sedgwick Smith's Replat of Lots 15,16, and 17, Block 9
Lawson's 1st Replat, Woolverton's Addition to Aberdeen, Brown County, South Dakota,
according to the recorded plat thereof

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, 2025 at 10:00 AM.

Dated this 17th day of October, 2025

SHERIFF OF BROWN COUNTY

By Dave Lunzman Sheriff

Name: Dave Lunzman

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:

Area Federal Credit Union
2324 8th Ave NE
Aberdeen, SD 57402

Daniel Barton
922 S PENNSYLVANIA ST
Aberdeen, SD 57401

GROW South Dakota (GROW SD)
Gordon P Nielsen
520 2nd Avenue East
PO Box 9
Sisseton, SD 57262

Homes Are Possible, Inc.
c/o Darin Beckius, Its Registered Agent
320 S Main Street
Aberdeen, SD 57401

State of South Dakota, Division of Child Support
700 Governors Drive
Pierre, SD 57501-2291

State of South Dakota, Division of Child Support
c/o Office of the Attorney General
1302 East Highway 14, Suite 1
Pierre, SD 57501

Halliday, Watkins & Mann, P.C.

Zachary Nesbit