

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

Wells Fargo Bank, N.A., Plaintiff, v. Ka Nyaw Thu a/k/a Ka Nyaw Pothur a/k/a Knyaw Pothur , and any person in possession, Defendants.	NOTICE OF REAL ESTATE SALE ON FORECLOSURE CIVIL NUMBER: 06CIV25-000208
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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 July 24, 2025 in the amount of \$142,046.35, 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 28, 2019, and recorded in the office of the Register of Deeds of Brown County, South Dakota, on October 29, 2019, in Book 687 Mortgage, at Page 293, as Instrument Number 201905848. which Ka Nyaw Thu, mortgagor, executed and delivered to Wells Fargo Bank, N.A., mortgagee, for the property located at 1415 Squire Ln, Aberdeen, SD 57401, and legally described as:

The North 75 Feet of Lot 8, Block 1, Kyburz and Hurlbert 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 January 22, 2026 at 10:00 AM.

Dated this 30th day of October, 2025

SHERIFF OF BROWN COUNTY

By Sheriff

Name: Dave Lengman

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

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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:

Ka Nyaw Thu a/k/a
Knyaw Pothur
604 N Baltimore Ave
Fulda, MN 56131

Halliday, Watkins & Mann, P.C.

Zachary Nesbit