

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

AmeriSave Mortgage Corporation, Plaintiff, v. Allen L. Guthmiller and All persons unknown claiming any estate or interest in, or lien or encumbrance upon, the property described in the complaint and Unknown spouse of Allen L. Guthmiller, and any person in possession, Defendants.	NOTICE OF REAL ESTATE SALE ON FORECLOSURE CIVIL NUMBER: 06CIV26-000070
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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 6, 2026, in the amount of \$550,788.52, 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 April 4, 2025, and recorded in the office of the Register of Deeds of Brown County, South Dakota, on April 11, 2025, in Book 707, at Page 576, as Instrument Number 202501314, which Allen L. Guthmiller, mortgagor, executed and delivered to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Amerisave Mortgage Corporation, its successors and assigns, mortgagee, for the property located at 1612 N 20th St, Aberdeen, SD 57401, and legally described as:

Lot 2A, Block 2, Park Ridge Estates First Addition (Replat of Lots 2, 3, 4 and 5, Block 2) in the Northeast Quarter of Section 10, Township 123 North, Range 64 West of the 5th P.M., 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 parce2026, 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 November 18, 2026 at 10:00 AM.

Dated this 23rd day of September, 2026

SHERIFF OF BROWN COUNTY

By Sheriff Dave Lunzman

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

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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:

All persons unknown
1612 N 20th St
Aberdeen, SD 57401

Allen L. Guthmiller
1612 N 20th St
Aberdeen, SD 57401

Unknown spouse of Allen L. Guthmiller
1612 N 20th St
Aberdeen, SD 57401

Halliday, Watkins & Mann, P.C.

Zachary Nesbit