

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

Citizens Bank, N.A.,

Plaintiff,

v.

Jamie Neel and Nicholas Neel and A.A.A.
Collections, Inc. and Accounts Management,
Inc. and LVNV Funding LLC and Rushmore
Service Center, LLC, and any person in
possession,

Defendants.

**NOTICE OF REAL ESTATE SALE ON
FORECLOSURE**

CIVIL NUMBER: 06CIV22-000112

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 June 13, 2022 in the amount of \$196,095.50, 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 March 30, 2016, and recorded in the office of the Register of Deeds of Brown County, South Dakota, on March 30, 2016, in Book 672 Mortgage, at Page 243, as Instrument Number 2016001655. which Jamie Neel and Nicholas Neel, mortgagor, executed and delivered to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Aberdeen Federal Credit Union, its successors and assigns, mortgagee, for the property located at 105 North 4th Street, Groton, SD 57445, and legally described as:

Lot 9, and the South 15 feet of Lot 10, Block 38, First Addition to Groton, 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 August 24, 2022 at 10:00 AM.

Dated this 11th day of July, 2022

SHERIFF OF BROWN COUNTY


By _____

Name: _____

Halliday, Watkins & Mann, P.C.

By _____

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:

A.A.A. Collections, Inc.
c/o Kade Nelson, Its Registered Agent

3500 S First Ave
Suite 100
Sioux Falls, SD 57105

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

LVNV Funding LLC
c/o Corporation Service Company, Its Registered Agent
503 South Pierre Street
Pierre, SD 57501

Jamie Neel
122 S Roosevelt St
Lot 6
Aberdeen, SD 57401

Nicholas Neel
105 N 4th St
Groton, SD 57445

Rushmore Service Center, LLC
c/o Justin Broughton, Its Registered Agent
3820 North Louise Avenue
Sioux Falls, SD 57107-0145

Halliday, Watkins & Mann, P.C.

Zachary Nesbit