STATE OF SOUTH DAKOTA)
	: SS
COUNTY OF BROWN)

IN CIRCUIT COURT FIFTH JUDICIAL CIRCUIT

CORTRUST BANK, N.A.,

06 CIV. 23-542

Plaintiff,

VS.

PATRICK E. KEATTS and DONNA F. KEATTS, husband and wife; and BROWN COUNTY, SOUTH DAKOTA,

Defendants.

NOTICE OF SHERIFF'S FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that under and by virtue of a Default Judgment dated January 24, 2024, entered in that action wherein CorTrust Bank, N.A., Plaintiff and holder of certain notes and a mortgage executed by Patrick E. Keatts and Donna F. Keatts, which mortgage was dated June 25, 2018, and was recorded on July 20, 2018, in the Office of the Register of Deeds of Brown County, recorded as Instrument No. 201803725 in Book 681 of Mortgages, Page 852, obtained a Judgment against Defendants Patrick E. Keatts and Donna F. Keatts, which Judgment was in the amount of \$44,190.76, including interest, costs, and fees, and adjudging the mortgage lien of CorTrust Bank, N.A. to be a prior lien, and pursuant to the Partial Satisfaction of Judgment dated April 11, 2024, I am commanded to sell the real property described as follows:

Lot 1, Keatts Seventh Subdivision in The West Half of The Northwest Quarter of Section 23, Township 124 North, Range 65 West of the 5th P.M., According to the Plat Thereof of Record, Brown County, South Dakota.

The property is located in Brown County at 12746 378th Ave, Aberdeen, South Dakota 57401.

This sale is made subject to redemption in the manner provided by law and in accordance with the total indebtedness due at the time of such redemption as authorized by law in satisfaction of all of said obligations. The sale is also made subject to real estate taxes due Brown County, South Dakota, which, so far as can be ascertained from the records, amounts to approximately \$1,178.33, plus any applicable interest and fees, for 2023, payable in 2024.

Public notice is hereby given that on Tuesday, June 25, 2024, at 10:00 a.m., on the front steps of the Brown County Courthouse at 25 Market Street, Aberdeen, South Dakota, I will, in obedience to such Judgment, sell the above-described property in the fashion indicated herein, or so much thereof as may be necessary to raise sufficient money to satisfy such Judgment with interest and costs, to the highest and best bidder for cash, lawful money of the United States.

Dated this $17^{\frac{1}{12}}$ day of April, 2024.

Sheriff Dave Lunzman

Brown County Sheriff

Brown County Sheriff