

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

<p>Idaho Housing and Finance Association,</p> <p style="text-align:center">Plaintiff,</p> <p style="text-align:center">v.</p> <p>Megan Klipfel and Accounts Management, Inc. and Homes Are Possible, Inc., and any person in possession,</p> <p style="text-align:center">Defendants.</p>	<p>NOTICE OF REAL ESTATE SALE ON FORECLOSURE</p> <p>CIVIL NUMBER: 06CIV23-000498</p>
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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 February 26, 2024, in the amount of \$71,743.48, 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 August 26, 2021, and recorded in the office of the Register of Deeds of Brown County, South Dakota, on August 26, 2021, in Book 695 MORTGAGE, at Page 792, as Instrument Number 202105297. which Megan Klipfel, 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 121 5th Avenue NE, Aberdeen, SD 57401, and legally described as:

The East 46 feet of Lot 6, Block 21, Bennett and Thomas 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 May 15, 2024 at 10:00 AM.

Dated this 8th day of March, 2024

SHERIFF OF BROWN COUNTY

By Dave Lenzman

Name: Dave Lenzman

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:

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

Homes Are Possible, Inc.
c/o Darin Beckius, Its Registered Agent
125 S. 2nd Street
Aberdeen, SD 57401

Megan Klipfel
121 5th Avenue NE
Aberdeen, SD 57401

Halliday, Watkins & Mann, P.C.

Zachary Nesbit