

STATE OF SOUTH DAKOTA     )  
  :SS  
COUNTY OF BROWN         )

IN CIRCUIT COURT  
  
FIFTH JUDICIAL CIRCUIT

<p>NORTHEAST SOUTH DAKOTA ECONOMIC CORPORATION,</p> <p>Plaintiff,</p> <p>vs.</p> <p>JOE FOERTSCH, TERI FOERTSCH, PATIOS PLUS, LLC, DACOTAH BANK and BROWN COUNTY, a Political Subdivision of the State of South Dakota.</p> <p>Defendant.</p>	<p>06CIV24-000674</p> <p>NOTICE OF SALE OF REAL PROPERTY</p>
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Judgment in the amount of \$77,426.53 having been entered in favor of Plaintiff and against Defendant, Joe Foertsch and Patios Plus, LLC, was signed on the 17<sup>th</sup> day of April 2025 and filed with the Clerk of Courts of Brown County, South Dakota on 17<sup>th</sup> day of April 2025, for the foreclosure of a real estate mortgage.

NOTICE is hereby given pursuant to said judgment and by virtue of a special execution on foreclosure, issued upon a Judgement of Foreclosure in sale in the above entitled action, dated the 30<sup>th</sup> day of April 2025, the undersigned, Sheriff of Brown County, South Dakota, will sell at public auction to the highest bidder for cash at the front door of the Courthouse in the City of Aberdeen, Brown County on the **25<sup>th</sup> day of June 2025 at 10:00 o'clock a.m.** at that day the following described property to wit:

**Chicago and North Western Railway Company Outlot Two (2), in  
the Southeast Quarter of Section Nineteen (19), Township One Hundred  
Twenty-three (123) North, Range Sixty (60) West, City of Groton,  
Brown County, South Dakota**

The property is located in Brown County, South Dakota at 602 N. Railway Avenue,  
Groton, South Dakota 57445.


or so much thereof that may be sufficient to satisfy said Judgment of foreclosure and costs amounting in all to the sum of \$77,426.53 with interests thereon from the date of said Judgment of Foreclosure and all accruing costs of sale. Said premises is being sold subject to the rights of Brown County for unpaid real estate taxes in the amount of \$1,246.60 plus interest and penalty

and further subject to the rights of Dacotah Bank, as the successor interest to the mortgage of First State Bank of Claremont, which is a first lien upon the property.

There are no other prior liens of record against the above described real estate. The sale of the above described real estate is subject to the rights of redemption as provided by law.

The title to the proceeding under which said sale is made is as captioned above and pertains to that certain Mortgage - One Hundred Eighty Day Redemption - dated March 30, 2022, covering the above described real property in Brown County, South Dakota:

Dated this 8<sup>th</sup> day of May 2025.

  
Deputy Sheriff Nate Smith of  
Brown County, South Dakota

**CERTIFICATE OF SERVICE**

I, the undersigned, hereby certify that on the \_\_\_\_ day of May 2025, a true and correct copy of the **NOTICE OF SALE OF REAL PROPERTY** was served via—

- ☐ Electronic transmission by the Odyssey File and Serve system,
- ☐ Mailed, first class mail, postage prepaid,
- ☐ Hand-delivered,
- ☐ Emailed,
- ☐ Faxed,

by the undersigned this date as follows, to-wit:

Brown County Auditor  
25 Market Street, Suite 1  
Aberdeen, SD 57401

Teri Harry  
601 N. 4<sup>th</sup> St.  
Groton, South Dakota 57445

James M. Cremer  
Bantz, Gosch & Cremer, LLC  
PO Box 970  
Aberdeen, South Dakota 57402

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Gordon P. Nielsen