

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

Citizens Bank, N.A. f/k/a RBS Citizens, N.A., Plaintiff, v. Megan L. McKittrick, and any person in possession, Defendants.	NOTICE OF REAL ESTATE SALE ON FORECLOSURE CIVIL NUMBER: 06CIV23-000170
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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 December 5, 2023, in the amount of \$181,108.21, 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 27, 2021, and recorded in the office of the Register of Deeds of Brown County, South Dakota, on August 30, 2021, in Book 695 MORTGAGE, at Page 839, as Instrument Number 202105469, which Megan L. McKittrick, 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 1324 S 1st Street, Aberdeen, SD 57401, and legally described as:

Lot 7, Block 6, Simmon's First Addition to Aberdeen, Brown County, South Dakota,
according to the Recorded Plat thereof.

MORE CORRECTLY DESCRIBED AS FOLLOWS:

Lot 7, Block 6, Simmons' First 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 December 10, 2025 at 10:00 AM.

Dated this 17th day of October, 2025

SHERIFF OF BROWN COUNTY

By Dave Lenzman Sheriff

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:

Megan Lynn McKittrick
1324 S 1st Street
Aberdeen, SD 57401

Halliday, Watkins & Mann, P.C.

Zachary Nesbit