

**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;"><b>Plaintiff,</b></p> <p style="text-align: center;">v.</p> <p>Modesto Diaz-Ramiro and Rocio Rodriguez, and any person in possession,</p> <p style="text-align: center;"><b>Defendants.</b></p>	<p><b>NOTICE OF REAL ESTATE SALE ON FORECLOSURE</b></p> <p>CIVIL NUMBER: 06CIV24-000440</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 October 30, 2024, in the amount of \$119,298.90, 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 24, 2018, and recorded in the office of the Register of Deeds of Brown County, South Dakota, on August 27, 2018, in Book 683 MORTGAGE, at Page 83, as Instrument Number 201804536, which Modesto Diaz-Ramiro and Rocio Rodriguez, 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 114 8th Avenue SE, Aberdeen, SD 57401, and legally described as:

Lot 3, Block 52, 2nd Addition to Aberdeen, according to the plat thereof of record, Brown County, South Dakota.

**MORE CORRECTLY DESCRIBED AS FOLLOWS:**

Lot 3, Block 52, 2nd Addition to Aberdeen, 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 January 22, 2025 at 10:00 AM.

Dated this 15<sup>th</sup> day of November, 2024

SHERIFF OF BROWN COUNTY

By Sheriff

Name: Dave Lemynen

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 November 14, 2024, 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:

Modesto Diaz-Ramiro  
216 Grant Street  
Gordon, NE 69343

Rocio Rodriguez  
216 Grant Street  
Gordon, NE 69343

Halliday, Watkins & Mann, P.C.

/s/ Zachary Nesbit  
Zachary Nesbit