

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

<p>Citigroup Mortgage Loan Trust 2017-RP1,</p> <p style="text-align: center;"><b>Plaintiff,</b></p> <p style="text-align: center;">v.</p> <p>Richard J. Beck and Deborah L. Beck and Brown County and Heirs &amp; Devisees of the Estate of Deborah L. Beck and all persons unknown, claiming any estate or interest in, or lien or encumbrance upon, the real estate described in the complaint, 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: 06CIV24-000381</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 November 21, 2024, in the amount of \$11,798.19, 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 June 13, 2005, and recorded in the office of the Register of Deeds of Brown County, South Dakota, on June 14, 2005, in Book 614, at Page 877, as Instrument Number 397, which Richard J. Beck and Deborah L. Beck, mortgagor, executed and delivered to CitiFinancial, Inc., mortgagee, for the property located at 119 N Washington Street, Aberdeen, SD 57401, and legally described as:

Lot 2, Block 4, Aberdeen, according to the Plat thereof of record, Brown County, South Dakota.  
**MORE CORRECTLY DESCRIBED AS FOLLOWS:**  
Lot 2, Block 4, North 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 February 05, 2025 at 10:00 AM.

Dated this 18<sup>th</sup> day of December, 2024

SHERIFF OF BROWN COUNTY

By Sheriff

Name: Dave Lemzman

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:

all persons unknown  
119 N Washington Street  
Aberdeen, SD 57401

Deborah L. Beck  
119 N Washington Street  
Aberdeen, SD 57401

Richard J. Beck  
209 Merrill Avenue W  
Roscoe, SD 57471

Brown County  
c/o Duane Sutton, Commissioner (or serve c/o any other commissioner)  
25 Market Street, Suite 1  
Aberdeen, SD 57401

Heirs & Devisees of the Estate of Deborah L. Beck  
119 N Washington Street  
Aberdeen, SD 57401

Halliday, Watkins & Mann, P.C.

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Zachary Nesbit