

STATE OF SOUTH DAKOTA)
 :SS
COUNTY OF BROWN)

IN CIRCUIT COURT

FIFTH JUDICIAL CIRCUIT

SOUTH DAKOTA HOUSING
DEVELOPMENT AUTHORITY,

 Plaintiff,

06CIV24-0603

NOTICE OF MORTGAGE
FORECLOSURE SALE

vs.

WENDY S. JOHNSON, LVNV FUNDING,
LLC, CITY OF ABERDEEN, AND BROWN
COUNTY, SOUTH DAKOTA,

 Defendants.

NOTICE IS HEREBY GIVEN in accordance with South Dakota Codified Laws 21-49-25, and pursuant to a Judgment dated the 17th day of March, 2025, that a sale of certain mortgaged premises described as follows:

Lot 7, Block 9 of "The Subdivision of the North 421.7 Feet of Block 9, Simmon's First Addition to Aberdeen", According to the Plat Thereof of Record, Brown County, South Dakota. Also known as 1305 S Lincoln Street, Aberdeen, South Dakota 57401.,

shall be made by public sale to the highest and best bidder for cash, net of sheriff's fees and sheriff's commission, if any, on the 21st day of May, 2025, at 10:00 a.m., at the front door of the Brown County Courthouse, Aberdeen, South Dakota.

The name of the mortgagor is Wendy S. Johnson and the mortgage was given to Wells Fargo Bank, N.A. and assigned to the South Dakota Housing Development Authority of Pierre, South Dakota. The amount due, pursuant to the Judgment, is \$83,375.18, plus any costs and disbursements incurred subsequent thereto, and sheriff's fees or sheriff's commission assessed in connection with this sale. The date of the mortgage is 14th day of April, 2011, and the mortgage was recorded in the Office of the Brown County Register of Deeds on the 14th day of April, 2011, at 02:46:01 PM, as Instrument No. 201102423, in Book 648 of Mortgage, on Page 381. **The sale is subject to the second half of the 2024 real property taxes due and payable in 2025, and due thereafter, and any special assessments due and owing.**

Dated at Aberdeen, South Dakota, this 28th day of April, 2025.

DAVE LUNZMAN
SHERIFF OF BROWN COUNTY

By: Dave Lunzman