

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

Nationstar Mortgage LLC, Plaintiff, v. Jeffrey Harty and AAA Collections Inc., and any person in possession, Defendants.	NOTICE OF REAL ESTATE SALE ON FORECLOSURE CIVIL NUMBER: 06CIV25-000701
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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 August 3, 2026, in the amount of \$110,020.31, 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 May 2, 2018, and recorded in the office of the Register of Deeds of Brown County, South Dakota, on May 2, 2018, in Book 681 Mortgage, at Page 405, as Instrument Number 201802178 which Jeffrey Harty, mortgagor, executed and delivered to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for American Mortgage & Equity Consultants, Inc., its successors and assigns, mortgagee, for the property located at 9 9th Avenue SW, Aberdeen, SD 57401, and legally described as:

Lot 18, Block 53, Second 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 December 09, 2026 at 10:00 AM.

Dated this 13 day of October, 2026

SHERIFF OF BROWN COUNTY

By Dave Lutzman

Name: Dave Lutzman

Halliday, Watkins & Mann, P.C.

By/s/Jason Tingle

Jason Tingle

Attorneys for Plaintiff

376 East 400 South, Suite 300

Salt Lake City, UT 84111

Tel: 801-355-2886

Email: jtingle@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:

AAA Collections Inc.
c/o Kade Nelson, Registered Agent
3500 First Ave, Suite 100
Sioux Falls, SD 57105

Jeffrey Harty
9 9th Avenue SW
Aberdeen, SD 57401

Trisha M. Harty
9 9th Avenue SW
Aberdeen, SD 57401

Halliday, Watkins & Mann, P.C.

/s/ Jason Tingle
Jason Tingle