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

U.S. Bank National Association, **Plaintiff,** **v.** Lane Cantrell and Michaela Cantrell and Brown County and Michelle Lynn Sihrer and U.S. Bank National Association , and any person in possession, **Defendants.**	**NOTICE OF REAL ESTATE SALE ON FORECLOSURE** CIVIL NUMBER: 06CIV25-000655

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 June 29, 2026, in the amount of $151,237.22, 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 September 30, 2024, and recorded in the office of the Register of Deeds of Brown County, South Dakota, on October 1, 2024, in Book 706 Mortgage, at Page 839, as Instrument Number 202404120. which Lane Cantrell and Michaela Cantrell, mortgagor, executed and delivered to U.S. Bank National Association, mortgagee, for the property located at 12 5th Ave Ne, Aberdeen, SD 57401, and legally described as:

> The East 42 feet of Lots 16, 17, 18 and 19, Block 27, Bennett and Thomas Addition to North 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 January 13, 2027 at 10:00 AM.

Dated this 20th day of November, 2026

SHERIFF OF BROWN COUNTY

By Dave Lunzman

Name: Dave Lunzman

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:

Brown County
c/o Brown County Treasurer
25 Market St Suite 2
Aberdeen, SD 57401

Lane Cantrell
12 5th Ave Ne
Aberdeen, SD 57401

Michaela Cantrell
a/k/a Michelle Lynn Sihrer
424 N Washington St
Aberdeen, SD 57401

U.S. Bank National Association
2800 Tamarack Road
Owensboro, KY 42301

Halliday, Watkins & Mann, P.C.

_____
Zachary Nesbit