

**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;">Plaintiff,</p> <p style="text-align: center;">v.</p> <p>Jacob Osborn and Accounts Management, Inc. and United States of America, acting by and through the Rural Housing Service and State of South Dakota, Department of Revenue, and any person in possession,</p> <p style="text-align: center;">Defendants.</p>	<p>NOTICE OF REAL ESTATE SALE ON FORECLOSURE</p> <p>CIVIL NUMBER: 06CIV23-000273</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 March 22, 2024, in the amount of \$126,952.03, 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 October 4, 2016, and recorded in the office of the Register of Deeds of Brown County, South Dakota, on October 4, 2016, in Book 674 MORTGAGE, at Page 416, as Instrument Number 2016005864, which Jacob Osborn, mortgagor, executed and delivered to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Wells Fargo Bank, N.A., its successors and assigns, mortgagee, for the property located at 1724 S 1st Street, Aberdeen, SD 57401, and legally described as:

Lot 6, Block 2, Gorder's First 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 June 26, 2024 at 10:00 AM.

Dated this 17th day of April, 2024.

SHERIFF OF BROWN COUNTY

By Sheriff

Name: Dave Lunzmann

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:

Accounts Management, Inc.
c/o Robert R. Nelson, Its Registered Agent
212 East 11th Street, Suite 200
Sioux Falls, SD 57104

Jacob Osborn
1724 S 1st Street
Aberdeen, SD 57401

State of South Dakota, Department of Revenue
c/o Nathan Skoglund, Accounts Receivable Manager
445 E. Capitol Ave
Pierre, SD 57501-3185

State of South Dakota, Department of Revenue
c/o Office of the Attorney General
1302 East Highway 14
Suite 1
Pierre, SD 57501

United States of America, acting by and through the Rural Housing Service
c/o U.S. Attorney's Office, District of South Dakota
325 S 1st Avenue, Suite 300
Sioux Falls, SD 57108

United States of America, acting by and through the Rural Housing Service
Attorney General, U.S. Department of Justice
950 Pennsylvania Avenue NW
Washington, DC 20530

Halliday, Watkins & Mann, P.C.

Zachary Nesbit