

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

U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, as indenture trustee, for the holders of the CIM Trust 2020-R6, Mortgage-Backed Notes, Series 2020-R6,

**Plaintiff,**

v.

Clifford J. Moffenbier a/k/a Clifford Moffenbier and Virginia M. Eszlinger and Virginia M. Eszlinger, as Personal Representative of the Estate of Clifford J. Moffenbier and Heirs & Devisees of the Estate of Clifford J. Moffenbier and Unknown Spouse of Clifford J. Moffenbier and Unknown Spouse of Virginia M. Eszlinger and Capital One Bank (USA), N.A. and Accounts Management, Inc. 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,

**Defendants.**

**NOTICE OF REAL ESTATE SALE ON  
FORECLOSURE**

CIVIL NUMBER: 06CIV23-000516

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 July 8, 2024, in the amount of \$58,026.96, 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 April 26, 2001, and recorded in the office of the Register of Deeds of Brown County, South Dakota, on April 30, 2001, in Book 580, at Page 781, as Instrument Number 622, Re-Recorded on August 10, 2001, in Book 589, at Page 707, as Instrument Number 298, which Clifford J. Moffenbier a/k/a Clifford Moffenbier and Virginia M.

Eszlinger, mortgagor, executed and delivered to CitiFinancial, Inc., mortgagee, for the property located at 817 3rd Avenue NE, Aberdeen, SD 57402, and legally described as:

Lot 13, Block 29, Hagerty and Lloyd's 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 September 13, 2024 at 10:00 AM.

Dated this 16 day of July, 2024

SHERIFF OF BROWN COUNTY

By Sheriff

Name: Dave Lemmon

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  
P.O. Box 1843  
Sioux Falls, SD 57104

all persons unknown, claiming any estate or interest in, or lien or encumbrance upon, the real estate described in the complaint  
817 3rd Avenue NE  
Aberdeen, SD 57402

Capital One Bank (USA), N.A.  
1680 Capital One Drive  
McLean, VA 22102

Virginia M. Eszlinger  
817 3rd Avenue NE  
Aberdeen, SD 57402

Virginia M. Eszlinger  
3508 E 25th Street  
Sioux Falls, SD 57103

Heirs & devisees of the Estate of Clifford J. Moffenbier  
817 3rd Avenue NE  
Aberdeen, SD 57402

Clifford J. Moffenbier  
817 3rd Avenue NE  
Aberdeen, SD 57402

Unknown Spouse of Clifford J. Moffenbier  
817 3rd Avenue NE  
Aberdeen, SD 57402

Unknown Spouse of Virginia M. Eszlinger  
817 3rd Avenue NE  
Aberdeen, SD 57402

Unknown Spouse of Virginia M. Eszlinger  
3508 E 25th Street  
Sioux Falls, SD 57103

Halliday, Watkins & Mann, P.C.

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Zachary Nesbit