

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

U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for Citigroup Mortgage Loan Trust 2022-RP3,

Plaintiff,

v.

Jesse J. Anderson a/k/a Jesse Justin Anderson, and any person in possession,

Defendants.

NOTICE OF REAL ESTATE SALE ON FORECLOSURE

CIVIL NUMBER: 06CIV24-000262

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 \$157,541.57, 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 June 17, 2010, and recorded in the office of the Register of Deeds of Brown County, South Dakota, on June 22, 2010, in Book 644, at Page 306, as Instrument Number 652, which Jesse J. Anderson, mortgagor, executed and delivered to Wells Fargo Bank, N.A., mortgagee, for the property located at 1629 Somerset Drive, Aberdeen, SD 57401, and legally described as:

Lot 29, Block 1 North Plains First Addition in the Northwest Quarter of Section 7, Township 123 North, Range 63 West of the Fifth P.M., lying West of the Chicago and Northwestern Railway, 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 12, 2024 at 10:00 AM.

Dated this 16 day of July, 2024

SHERIFF OF BROWN COUNTY

By Sheriff

Name: Dave Luyner

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:

Jesse J. Anderson
a/k/a Jesse Justin Anderson
1629 Somerset Drive
Aberdeen, SD 57401

Halliday, Watkins & Mann, P.C.

Zachary Nesbit