

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

Carrington Mortgage Services, LLC, Plaintiff, v. Lynelle M. Augustin a/k/a Lynelle Marie Augustin and Lorelei Burkhalter, as Personal Representative of the Estate of Lynelle Augustin and Accounts Management Inc. and Midland Funding LLC, and United States of America acting by and through the Secretary of Housing and Urban Development, and any person in possession, Defendants.	NOTICE OF REAL ESTATE SALE ON FORECLOSURE CIVIL NUMBER: 06CIV25-000287
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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 25, 2025 in the amount of \$63,270.99, 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 November 16, 2010, and recorded in the office of the Register of Deeds of Brown County, South Dakota, on November 22, 2010, in Book 646 Mortgage, at Page 429, as Instrument Number 201029856 which Lynelle M. Augustin, mortgagor, executed and delivered to Aberdeen Federal Credit Union, mortgagee, for the property located at 2505 3rd Ave SE, Aberdeen, SD 57401, and legally described as:

Lots 11 and 12, Block 26, Roche's East Side 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 November 20, 2025 at 10:00 AM.

Dated this 17th day of October, 2025

SHERIFF OF BROWN COUNTY

By Dave Lunzman Sheriff

Name: Dave Lunzman

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:

Accounts Management Inc.
c/o Robert R. Nelson, its Registered Agent
212 EAST 11TH STREET, SUITE 200
Sioux Falls, SD 57104

Department of Housing and Urban Development
Attention: C&L Service Corp./Morris-Griffin Corp.
2488 East 81st Street, Suite 700
Tulsa, OK 74137

Heirs and Devisees of the Estate of Lynelle M. Augustin
2505 3rd Ave SE
Aberdeen, SD 57401

Lorelei Burkhalter, as Personal Representative of the Estate of Lynelle Augustin
1122 4th Ave
Heron Lake, MN 56137

Midland Funding LLC
c/o Messerli & Kramer PA
3033 Campus Drive, Suite 250
Plymouth, MN 55441

United States of America acting by and through the Secretary of Housing and Urban Development
U.S. Attorney's Office, District of South Dakota
325 S First Avenue, Suite 300
Sioux Falls, SD 57104

United States of America acting by and through the Secretary of Housing and Urban Development
co The Associate General Counsel for Litigation, Office of Litigation
451 Seventh Street, S.W.
Washington, DC 20410

United States of America acting by and through the Secretary of Housing and Urban Development
co U.S. Attorney General, U.S. Dept. of Justice
950 Pennsylvania Avenue NW
Washington, DC 20530

United States of America acting by and through the Secretary of Housing and Urban
Development
U.S. Department of HUD, Attn: Office of Regional Counsel
1670 Broadway, 25th Floor
Denver, CO 80202-4801

Halliday, Watkins & Mann, P.C.

Jason Tingle