

SD250017

STATE OF SOUTH DAKOTA
COUNTY OF BROWN

IN CIRCUIT COURT
FIFTH JUDICIAL CIRCUIT

WESTSTAR MORTGAGE
CORPORATION,

Civil No. 06CIV25-000662

PLAINTIFF,

NOTICE OF REAL ESTATE SALE

VS.

ERIC WEBER, KADEN ECKHOFF,
AND OCCUPANTS AT 614 S. 1ST
ST., ABERDEEN, SD 57401,

DEFENDANTS.

A Judgment and Decree of Foreclosure, having been filed on July 8, 2026, by the Circuit Court for the Fifth Judicial Circuit, Brown County, in the action entitled Weststar Mortgage Corporation v. Eric Weber, *et al*, Civ. 06CIV25-000662, which Judgment and Decree of foreclosure in part directed a foreclosure sale of the following described real property in Brown County, South Dakota:

THE NORTH 42 FEET (N42') OF LOTS SEVENTEEN (17) AND EIGHTEEN (18), EXCEPT THE WEST 8 FEET (W8') OF THE NORTH 42 FEET (N42') OF LOT SEVENTEEN (17), BLOCK THIRTY-SEVEN (37), SECOND ADDITION TO ABERDEEN, BROWN COUNTY, SOUTH DAKOTA, ACCORDING TO THE RECORDED PLAT THEREOF.

(aka 614 S 1ST ST., ABERDEEN SD 57401)

Together with all improvements, easements, rights and appurtenances on or accruing to such property;

NOTICE IS HEREBY GIVEN that for the purpose of realizing the sum of \$160,878.17 as of July 1, 2026, plus interest accruing thereafter on said amount at the rate of 3.375% per year 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 the lien for unpaid real estate taxes and

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assessments of Brown County, South Dakota, and easements and restrictions of record, to the highest bidder for cash, by the Sheriff of Brown County, at the front steps of the Brown County Courthouse, located at 101 1st Ave. SE Aberdeen, SD 57402 **at the hour of 10:00 AM (CT) on September 16, 2026**. Such property is that described in a security instrument dated August 9, 2021, recorded August 26, 2021 in Instrument No. 202105352 Book: 695 Mortgage Page: 814; which mortgage was assigned to Weststar Mortgage Corporation by Assignment of Mortgage recorded September 16, 2025, in Instrument No. 202503880 Book 705 Mortgage Assignment Page: 193, executed by Eric Weber and Kaden Eckhoff, both unmarried.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor or the Mortgagee's attorney.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the 23 day of July, 2026.


Dave Lunzman
Sheriff of Brown County, South Dakota

By: Sheriff Dave Lunzman
Deputy

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