

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

WELLS FARGO BANK, NATIONAL
ASSOCIATION, AS TRUSTEE FOR
LEHMAN MORTGAGE TRUST
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2007-5,

Plaintiff,

v.

Diane L Randall and Joel L Randall and AAA
Collections Inc. and Aberdeen Federal Credit
Union and State of South Dakota, acting by
and through the Department of Social
Services, Division of Child Support and
United States of America, acting by and
through the Internal Revenue Service, and any
person in possession,

Defendants.

**NOTICE OF REAL ESTATE SALE ON
FORECLOSURE**

CIVIL NUMBER: 06CIV26-000197

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 5, 2026, in the amount of \$100,385.84, 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 2, 2006, and recorded in the office of the Register of Deeds of Brown County, South Dakota, on December 18, 2006, in Book 623, at Page 829, as Instrument Number 324. which Diane L Randall and Joel L Randall, mortgagors, executed and delivered to Mortgage Electronic Registration Systems, Inc. as nominee for Equity One, Inc., its successors and assigns, mortgagee, for the property located at 711 Kettering Dr, Aberdeen, SD 57401, and legally described as:

Lot 2, Block 2, Golden Acres First Subdivision 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 October 14, 2026 at 10:00 AM.

Dated this 3rd day of September, 2026

SHERIFF OF BROWN COUNTY

By Sheriff

Name: Dave Lemymar

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:

AAA Collections Inc.
c/o Kade Nelson, Registered Agent
3500 First Ave, Suite 100
Sioux Falls, SD 57105

Aberdeen Federal Credit Union
2324 8th Avenue NE
Aberdeen, SD 57401

Diane L Randall
711 Kettering Dr
Aberdeen, SD 57401

Joel L Randall
221 N State St.
Aberdeen, SD 57401

State of South Dakota, acting by and through the Department of Social Services, Division of
Child Support
c/o Department Head
700 Governors Drive
Pierre, SD 57501

State of South Dakota, acting by and through the Department of Social Services, Division of
Child Support
c/o Office of Attorney General
1302 East Highway 14, Suite 1
Pierre, SD 57501

United States of America, acting by and through the Internal Revenue Service
U.S. Attorney's Office District of South Dakota
c/o Yvette K. Lafrentz
P.O. Box 2638
Sioux Falls, SD 57104

Halliday, Watkins & Mann, P.C.

/s/ Jason Tingle
Jason Tingle