

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

<p>Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2015-1,</p> <p style="text-align:center">Plaintiff,</p> <p style="text-align:center">v.</p> <p>Roland Erhardt and Stephanie R. Erhardt and Aberdeen Finance Corporation and Accounts Management, Inc. and Brown County and Equable Ascent Financial LLC and LVNV Funding LLC and Midland Funding LLC and Portfolio Recovery Associates, LLC and United Accounts, Inc. and Weismantel Rent All, and any person in possession,</p> <p style="text-align:center">Defendants.</p>	<p>NOTICE OF REAL ESTATE SALE ON FORECLOSURE</p> <p>CIVIL NUMBER: 06CIV20-000291</p>
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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 February 22, 2021 in the amount of \$207,184.74, 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, 2007 and recorded in the office of the Register of Deeds of Brown County, South Dakota, on May 1, 2007, in Book 625, at Page 710, as Instrument Number 020, which Roland Erhardt and Stephanie R. Erhardt, mortgagor, executed and delivered to World Savings Bank, FSB, its successors and/or assignees, mortgagee, for the property located at 127165 378th Avenue, Aberdeen, SD 57401, and legally described as:

Lot 6, Keatts Third Subdivision in the Northeast Quarter of Section 22, Township 124 North, Range 65 West of the Fifth P.M., 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 April 14, 2021 at 10:00 AM.

Dated this 25th day of February, 2021

SHERIFF OF BROWN COUNTY

By Mark Milbrandt

Name: Mark Milbrandt

Halliday, Watkins & Mann, P.C.

By _____
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:

Aberdeen Finance Corporation
c/o Timothy G. Rich, its Registered Agent
18 Third Avenue Southeast
Aberdeen, SD 57401-4301

Accounts Management, Inc.
c/o Robert R. Nelson, Its Registered Agent
5132 South Cliff Ave., Suite 101
Sioux Falls, SD 57108-5437

Brown County
c/o Rachel Kippley, Commissioner (or serve c/o any other commissioner)
25 Market Street, Suite 1
Aberdeen, SD 57401

Equable Ascent Financial LLC
C/O Illinois Corporation Service Corp. its registered agent
801 Adlai Stevenson Drive
Springfield, IL 62703

Equable Ascent Financial LLC
1120 W Lake Cook Rd.
Ste. B
Buffalo Grove, IL 60089

Roland Erhardt
127165 378th Avenue
Aberdeen, SD 57401

Stephanie R. Erhardt
127165 378th Avenue
Aberdeen, SD 57401

LVNV Funding LLC
c/o Corporation Service Company, Its Registered Agent
503 South Pierre Street
Pierre, SD 57501-4522

LVNV Funding LLC
1709 N. 19th Street #3
Bismarck, ND 58501

Midland Funding LLC
c/o Corporation Service Company, Its Registered Agent
503 South Pierre Street
Pierre, SD 57501-4522

Portfolio Recovery Associates, LLC
c/o Corporation Service Company, Its Registered Agent
503 S Pierre Street
Pierre, SD 57501-4522

United Accounts, Inc.
c/o Vicki Fransen, Its Registered Agent
209 Railroad Avenue SE #3
Aberdeen, SD 57401

Weismantel Rent All
Weismantel Rent-All
109 8th Ave NW
Aberdeen, SD 57401

Halliday, Watkins & Mann, P.C.

Zachary Nesbit