

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

<p>U.S. Bank National Association,</p> <p style="text-align:center"><b>Plaintiff,</b></p> <p style="text-align:center"><b>v.</b></p> <p>Diann J. Jakes and First National Bank of Omaha and AAA Collections, Inc., and any person in possession,</p> <p style="text-align:center"><b>Defendants.</b></p>	<p><b>NOTICE OF REAL ESTATE SALE ON FORECLOSURE</b></p> <p>CIVIL NUMBER: 06CIV22-000028</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 June 9, 2022 in the amount of \$86,974.85, 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 9, 2003, and recorded in the office of the Register of Deeds of Brown County, South Dakota, on June 9, 2003, in Book 600, at Page 714, as Instrument Number 291, which Diann J. Jakes, mortgagor, executed and delivered to Dacotah Bank, a Corporation, mortgagee, for the property located at 1116 Southwest 4th Avenue, Aberdeen, SD 57401, and legally described as:

Lots Twenty (20), Twenty-one (21) and the West 10 feet of Lot Twenty-two (22), Block Thirty-six (36) West 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 September 07, 2022 at 10:00 AM.

Dated this 27<sup>th</sup> day of June, 2022

SHERIFF OF BROWN COUNTY

  
By \_\_\_\_\_

Name: \_\_\_\_\_

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:

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

First National Bank of Omaha  
1620 Dodge Street  
Omaha, NE 68197

Diann J. Jakes  
1116 Southwest 4th Avenue  
Aberdeen, SD 57401

Halliday, Watkins & Mann, P.C.

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Zachary Nesbit