

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

<p>U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass- Through Certificates, Series 2006-EMX5,</p> <p style="text-align:center"><b>Plaintiff,</b></p> <p style="text-align:center"><b>v.</b></p> <p>Heloise D. Westbrook and United States of America acting by and through the Internal Revenue Service, 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: 06CIV22-000276</p>
--	---

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 14, 2023, in the amount of \$413,512.21, 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 12, 2006, and recorded in the office of the Register of Deeds of Brown County, South Dakota, on April 21, 2006, in Book 619, at Page 987, as Instrument Number 433, which Heloise D. Westbrook, mortgagor, executed and delivered to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Mortgage Lenders Network USA, Inc., its successors or assigns, mortgagee, for the property located at 1411 N Main Street, Aberdeen, SD 57401, and legally described as:

Lots 5, 6, 7, and 8, Block 24, Corrected Plat of the Highlands 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 May 31, 2023 at 10:00 AM.

Dated this 23<sup>rd</sup> day of March, 2023

SHERIFF OF BROWN COUNTY

By Sheriff

Name: Dave Leungman

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:

United States of America acting by and through the Internal Revenue Service  
c/o U.S. Attorney General, Dept. of Justice  
950 Pennsylvania Ave., NW  
Washington, DC, DC 20530

United States of America acting by and through the Internal Revenue Service  
c/o United States Attorney's Office  
P.O. Box 2638  
Sioux Falls, SD 57101

Heloise D. Westbrook  
1411 N Main Street  
Aberdeen, SD 57401

Halliday, Watkins & Mann, P.C.

\_\_\_\_\_  
Zachary Nesbit