

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

Freedom Mortgage Corporation,  <b>Plaintiff,</b>  v.  Daniel Woods and Brown County, and any person in possession,  <b>Defendants.</b>	<b>NOTICE OF REAL ESTATE SALE ON FORECLOSURE</b>  CIVIL NUMBER: 06CIV22-000385
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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 May 18, 2023 in the amount of \$178,499.74, 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 August 15, 2019, and recorded in the office of the Register of Deeds of Brown County, South Dakota, on August 16, 2019, in Book 685 Mortgage, at Page 808, as Instrument Number 201904249. which Daniel Woods, mortgagor, executed and delivered to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for American Mortgage & Equity Consultants, Inc., its successors and assigns, mortgagee, for the property located at 903 N Washington St, Aberdeen, SD 57401, and legally described as:

The South 43 feet of Lot 6, Block 5, Sullivan and Easton's Addition 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 January 31, 2024 at 10:00 AM.

Dated this 9<sup>th</sup> day of November, 2023

SHERIFF OF BROWN COUNTY

By Sheriff

Name: Dave Lumsden

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:

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

Daniel Woods  
903 N Washington St  
Aberdeen, SD 57401

Daniel Woods  
607 N Duff St  
Plankinton, SD 57368

Halliday, Watkins & Mann, P.C.

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Zachary Nesbit