

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

Idaho Housing and Finance Association,

Plaintiff,

v.

William Esser and Accounts Management,
Inc. and Midwest Credits, Inc. and South
Dakota Housing Development Authority and
United States of America, acting by and
through the Rural Housing Service, and any
person in possession,

Defendants.

**NOTICE OF REAL ESTATE SALE ON
FORECLOSURE**

CIVIL NUMBER: 06CIV23-000302

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, 2024, in the amount of \$154,523.74, 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 November 21, 2019, and recorded in the office of the Register of Deeds of Brown County, South Dakota, on November 21, 2019, in Book 687 MORTGAGE, at Page 409, as Instrument Number 201906283, which William Esser, mortgagor, executed and delivered to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Wells Fargo Bank, N.A., its successors and assigns, mortgagee, for the property located at 1424 3rd Avenue SE, Aberdeen, SD 57401, and legally described as:

Lot 1, Block 5, Draeger and Yeager'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 May 16, 2024 at 10:00 AM.

Dated this 15 day of March, 2024

SHERIFF OF BROWN COUNTY

By Sheriff

Name: Dave Lemman

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:

Accounts Management, Inc.
c/o Robert R. Nelson, Its Registered Agent
212 East 11th Street, Suite 200
Sioux Falls, SD 57104

William Esser
1319 3rd Ave SE
Unit 2
Aberdeen, SD 57401

Midwest Credits, Inc.
c/o David J. Sandvig, Its Registered Agent
708 S Roosevelt Ste 1
PO Box 1088
Aberdeen, SD 57402

South Dakota Housing Development Authority
c/o Department Head
3060 East Elizabeth Street
Pierre, SD 57501-1237

South Dakota Housing Development Authority
P.O. Box 1237
Pierre, SD 57501-1237

South Dakota Housing Development Authority
c/o Office of the Attorney General
1302 East Highway 14
Suite 1
Pierre, SD 57501

United States of America, acting by and through the Rural Housing Service
c/o U.S. Attorney's Office, District of South Dakota
325 S 1st Avenue, Suite 300
Sioux Falls, SD 57108

United States of America, acting by and through the Rural Housing Service
Attorney General, U.S. Department of Justice
950 Pennsylvania Avenue NW
Washington, DC 20530

Halliday, Watkins & Mann, P.C.

Zachary Nesbit