

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

Freedom Mortgage Corporation,

**Plaintiff,**

v.

David Harrell a/k/a Dave Harrell and  
Accounts Management, Inc. and A.A.A.  
Collections, Inc. and United States of  
America, acting through the Rural Housing  
Service, and any person in possession,

**Defendants.**

**NOTICE OF REAL ESTATE SALE ON  
FORECLOSURE**

CIVIL NUMBER: 06CIV23-000453

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 March 5, 2024, in the amount of \$152,092.27, 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 February 5, 2018, and recorded in the office of the Register of Deeds of Brown County, South Dakota, on February 6, 2018, in Book 681 MORTGAGE, at Page 11, as Instrument Number 201800619, which David Harrell, 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 23 S Harvard Street, Aberdeen, SD 57401, and legally described as:

Lots 11 and 12, Block 11, Roche's East Side 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 10, 2024 at 10:00 AM.

Dated this 15 day of March, 2024

SHERIFF OF BROWN COUNTY

By Sheriff

Name: Dave Lemzman

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:

A.A.A. Collections, Inc.  
c/o Kade Nelson, Its Registered Agent  
3500 South First Avenue, Suite 100  
Sioux Falls, SD 57105

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

Dave Harrell  
23 S Harvard Street  
Aberdeen, SD 57401

David Harrell  
23 S Harvard Street  
Aberdeen, SD 57401

United States of America, acting 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 through the Rural Housing Service  
4300 Goodfellow Blvd  
Bldg. 105E, FC 225  
St. Louis, MO 63120-1703

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

Halliday, Watkins & Mann, P.C.

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Zachary Nesbit