

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

Select Portfolio Servicing, Inc., Plaintiff, v. Seth Allen Moore, and any person in possession, Defendants.	NOTICE OF REAL ESTATE SALE ON FORECLOSURE CIVIL NUMBER: 06CIV24-000624
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A Non-Monetary Judgment of Foreclosure was entered in favor of U.S. Bank National Association and subsequently assigned to Select Portfolio Servicing, Inc. against Defendants, which judgment was filed with the Clerk of Courts of Brown County, South Dakota, on January 29, 2025, in the amount of \$101,931.01, 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 December 1, 2017, and recorded in the office of the Register of Deeds of Brown County, South Dakota, on December 1, 2017, in Book 679 Mortgage, at Page 669, as Instrument Number 201706671, which Seth Allen Moore, mortgagor, executed and delivered to U.S. Bank National Association, mortgagee, for the property located at 212 7th Avenue Southeast, Aberdeen, SD 57401, and legally described as:

Lot 5, Block 30, Thomas 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 September 10, 2025 at 10:00 AM.

Dated this 30th day of June, 2025

SHERIFF OF BROWN COUNTY

By Sheriff

Name: Dave Leuzman

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:

Seth Allen Moore
902 S 10th St
Aberdeen, SD 57401

Halliday, Watkins & Mann, P.C.

Zachary Nesbit