

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA  
FREMONT COUNTY

SS: SPECIAL EXECUTION

IOWA DISTRICT COURT  
COURT CASE # EQCV025428  
FREMONT COUNTY

SPECIALIZED LOAN SERVICING, LLC, PLAINTIFF

VS.

DANNY ACHENBACH; PATRICIA ACHENBACH; JEFF COCHRAN, DEFENDANTS

As a result of the judgment rendered in the above referenced court case, an execution was issued by the court to the Sheriff of this county. The execution ordered the sale of defendant(s) Real Estate to satisfy the judgment. The property to be sold is described below:

Lot 1 of Lot 4 of SE ¼ of NW ¼ of Section 16, Township 70 North, Range 41 West of the 5<sup>th</sup> P.M., more particularly described as follows: Commencing at the SE corner of Lot 1 of SE ¼ NW ¼ of said Section 16, Township 70 North, Range 41 West, and running West 150 feet along South side of said Lot 1, thence South 60 feet, thence East 150 feet, thence North 60 feet to the place of beginning, located in Fremont County Iowa

(PROPERTY ADDRESS: 1231 325th Avenue Randolph, Iowa)

The described property will be offered for sale at public auction for cash only as follows:

DATE OF SALE: October 8, 2020 TIME OF SALE: 10:00 a.m.  
PLACE OF SALE: Fremont Co. Sheriff's Office, 2814 200<sup>th</sup> St., Sidney, Iowa

X  Homestead: Defendant is advised that if the described real estate includes the homestead (which must not exceed 40 Acres), defendant must file a homestead plat with the Sheriff within ten (10) days after service of this notice, or the Sheriff will have it platted and charge the costs to this case.

   Redemption: After the sale of real estate, defendant may redeem the property within \_\_\_\_\_.

X  This sale not subject to redemption.

X  Property exemption: Certain money or property may be exempt. Contact your attorney promptly to review specific provisions of the law and file appropriate notice, if acceptable.

|   |    |           |                                  |    |          |
|---|----|-----------|----------------------------------|----|----------|
| <i>Judgment</i>   | \$ | 58,971.18 | <i>Interest</i>                  | \$ | 7,080.67 |
| <i>Attorney Fees</i>  | \$ | 2,450.00  | <i>Escrow Account Deficit</i>    | \$ | 516.21   |
| <i>Abstracting Costs</i>                                    | \$ | 235.00    | <i>Property Preservation Fee</i> | \$ | 215.00   |
| <i>Property Insurance</i>                                   | \$ | 169.21    | <i>Late Charges</i>              | \$ | 41.80    |
| <i>Together with the original and accrued costs of suit</i> |    |           |                                  |    |          |

ATTORNEY: MATTHEW E LAUGHLIN  
515-288-2500

\_\_\_\_\_  
KEVIN AISTROPE, FREMONT COUNTY SHERIFF