

# NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA

IOWA DISTRICT COURT

SS: SPECIAL EXECUTION COURT CASE # EQCV025258

FREMONT COUNTY

FREMONT COUNTY

BAYVIEW LOAN SERVICING, LLC, PLAINTIFF

VS.

ESTATE OF KARLA J. AINSLIE; ARROW FINANCIAL SERVICES, L.L.C.; CONVERGENCE ACQUISITIONS, LLC D/B/A CONVERGENCE RECEIVABLES LC; COLE MCCOLLUM; JACKALYNN P. SCHUMACHER, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF KARLA J. AINSLIE; JACOB PAUL SCHUMACHER; UNKNOWN SPOUSE (IF ANY) OF KARLA AINSLIE; AND PARTIES IN POSSESSION, 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:

**TRACT I: BEGINNING AT A POINT 1420 FEET EAST OF THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 70, RANGE 43, THENCE SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD G, A DISTANCE OF 400 FEET, THENCE EAST 278 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, THENCE NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, TO THE NORTH LINE OF SECTION 21, THENCE WEST TO THE PLACE OF BEGINNING SITUATED IN FREMONT COUNTY AND THE STATE OF IOWA.**

**TRACT II: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF COUNTY ROAD "G" IN THE NORTH LINE OF SECTION 21, TOWNSHIP 70, RANGE 43, WEST OF THE FIFTH PRINCIPAL MERIDIAN, THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE CENTER LINE OF SAID ROAD A DISTANCE OF 400 FEET TO THE POINT OF BEGINNING, THEN EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 21, TO THE WEST OF RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, THEN IN A SOUTHERLY DIRECTION ALONG THE WEST RIGHT-OF-WAY LINE OF SAID ROAD 290 FEET, THENCE WEST PARALLEL TO THE NORTH LINE OF SAID SECTION 21 TO THE CENTER LINE OF SAID COUNTY ROAD "G", THENCE NORTH ALONG THE CENTER LINE OF SAID COUNTY ROAD "G" TO THE POINT OF BEGINNING, ALL IN THE NORTHWEST ¼ OF SECTION 21, TOWNSHIP 70, RANGE 43 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FREMONT COUNTY, IOWA. SITUATED IN FREMONT COUNTY AND THE STATE OF IOWA.**

(PROPERTY ADDRESS: 1302 Western Avenue, Thurman, Iowa)

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

**DATE OF SALE: January 28, 2020 TIME OF SALE: 10:00 a.m.**  
**PLACE OF SALE: Fremont Co. Sheriff's Office, 2814 200<sup>th</sup> St., Sidney, Iowa**

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 \_\_\_\_\_.

This sale not subject to redemption.

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.

Judgment	\$	41,058.36	Interest	\$	5,547.92
Attorney Fees	\$	2,205.00	Attorney Cost	\$	1,392.00
Court Costs	\$	235.00	Pre Late Charges	\$	108.08
Escrow Balance Credit	\$	-89.23	Property Inspections	\$	58.00

Together with the original and accrued costs of suit

ATTORNEY: CHRIS IRK  
855-891-6777

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KEVIN AISTROPE, FREMONT COUNTY SHERIFF