

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA  
FREMONT COUNTY

SS: SPECIAL EXECUTION

IOWA DISTRICT COURT  
COURT CASE # EQCV025416  
FREMONT COUNTY

WELLS FARGO BANK, N.A., PLAINTIFF

VS.

ELIZABETH A. CASSIDY, 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:

A tract of land located in part of the Northwest Quarter of the Northwest Quarter (NW1/4 NW 1/4) of Section Ten (10), Township Seventy (70) North, Range Forty-three (43) West of the 5th P.M., Fremont County, Iowa, more fully described as follows: Commencing at the Northwest corner of said Section 10; thence N90°00'00"E along the North line of the Northwest Quarter of said Section 10, a distance of 721.98 feet to the Point of Beginning; thence continuing N90°00'00"E along said North line a distance of 284.00 feet; thence S00°00'00"W a distance of 320.00 feet; thence N90°00'00"W and parallel with said North line a distance of 284.00 feet; thence N00°00'00"E a distance of 320.00 feet to the Point of Beginning. Said tract contains 2.09 acres, more or less, including presently established county road right of way (0.22 acres). Note: The North line of the Northwest Quarter of said Section 10 is assumed to bear N90°00'00"E for this description.

(PROPERTY ADDRESS: 2116 Waubonsie Avenue Thurman, Iowa 51654)

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

DATE OF SALE: February 19, 2020 TIME OF SALE: 10:15 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.

Judgement	\$	64,411.77	Interest	\$	2,640.34
Attorney Fees	\$	2,450.00	Costs	\$	445.00
Abstracting Costs	\$	235.00	Tax Disbursements	\$	195.85
Pre-Accelerated Late Charges	\$	35.40			
<b>Together with the original and accrued costs of suit</b>					

ATTORNEY: David M. Erickson  
515-288-2500

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KEVIN AISTROPE, FREMONT COUNTY SHERIFF