

# NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA  
FREMONT COUNTY

SS: SPECIAL EXECUTION

IOWA DISTRICT COURT  
COURT CASE #EQCV024693  
FREMONT COUNTY

**BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP  
FKA COUNTRYWIDE HOME LOANS SERVICING LP, PLAINTIFF**

VS.

**RONALD G. NELSON, CINDY L. NELSON, PORTFOLIO RECOVERY ASSOC. LLC, UNITED  
FARMERS MERCANTILE COOPERATIVE, CALVARY PORTFOLIO SERVICE LLC 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:

## SEE PAGE 2 FOR LEGAL DESCRIPTION

(3938 160<sup>TH</sup> ST IMOGENE , IOWA)

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

**DATE OF SALE: November 6, 2013 TIME OF SALE: 10:30 a.m.**  
**PLACE OF SALE: Fremont Co. Sheriff's Office, 701 Cass 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.

<b>Judgment</b>	<b>\$</b>	<b>57,714.80</b>	<b>Interest</b>	<b>\$</b>	<b>8,301.44</b>
<b>Attorney Fees</b>	<b>\$</b>	<b>1,225.00</b>	<b>Court Costs</b>	<b>\$</b>	<b>335.00</b>
<b>Together with Original &amp; Accrued Costs of Suit</b>					

**ATTORNEY: JANELLE G. EWING**  
**319-232-3304**

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KEVIN AISTROPE, FREMONT COUNTY SHERIFF