

# NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA

SS:

SPECIAL EXECUTION

IOWA DISTRICT COURT

COURT CASE # EQCV025218

FREMONT COUNTY

FREMONT COUNTY

MAIN STREET ASSET SOLUTIONS, INC, PLAINTIFF

VS.

COLE RACINE, ET AL, 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:

THE FOLLOWING DESCRIBED REAL ESTATE IN FREMONT COUNTY, IOWA:

LOT 7 AND LOT 8, ALL IN BLOCK 37, IN THE CITY OF HAMBURG, FREMONT COUNTY, IOWA, ACCORDING TO THE RECORDED PLAT THEREOF.

BEING THE SAME PROPERTY CONVEYED TO COLE W. RACINE AND LAURA B. RACINE, HUSBAND AND WIFE, AS JOINT TENANTS, WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY DEED FROM CHESTER L. MATTICE AND GLORIA JEAN MATTICE, HUSBAND AND WIFE; EVELYN BEASON AND KENNETH G. BEASON, WIFE AND HUSBAND; JOANN MASSENGALE F/K/A JOANN SORIANO AND ROGER E. MASSENGALE, WIFE AND HUSBAND; KAREN MARTINACHE A/K/S KAREN MARTINACHE AND DONALD EARL MARTINACHE, WIFE AND HUSBAND; AND LINDA JOY OWEN AND LARRY DOUGLAS OWEN, WIFE AND HUSBAND RECORDED 07/09/2004 IN DEED BOOK 2004 PAGE 1136, IN THE RECORDER'S OFFICE OF FREMONT COUNTY, IOWA.

TAX ID # PARCEL ONE (LOT 7): 430430223000000 PARCEL TWO (LOT 8): 430430224000000

More Correctly Described As: Lots 7 and 8, all in Block 37, in the CITY OF HAMBURG, Fremont County, Iowa, according to the recorded plat thereof

**(PROPERTY ADDRESS: 601 G Street Hamburg, Iowa)**

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

**DATE OF SALE:** January 2, 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.

<b>Judgment</b>	<b>\$</b>	<b>11,054.83</b>	<b>Interest</b>	<b>\$</b>	<b>11,843.99</b>
<b>Attorney Fees</b>	<b>\$</b>	<b>2,300.00</b>	<b>Process Service</b>	<b>\$</b>	<b>290.00</b>
<b>Title Commitment</b>	<b>\$</b>	<b>250.00</b>	<b>Filing Fee – Petition</b>	<b>\$</b>	<b>235.00</b>
<b>Late Charges</b>	<b>\$</b>	<b>67.80</b>	<b>Certified Mail – Manual</b>	<b>\$</b>	<b>12.82</b>
<b>First Class Mail</b>	<b>\$</b>	<b>5.58</b>			

Together with the original and accrued costs of suit.

**ATTORNEY: BRYAN M. LOYA**  
**913-663-7600**

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KEVIN AISTROPE, FREMONT COUNTY SHERIFF