

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA
FREMONT COUNTY

SS: SPECIAL EXECUTION

IOWA DISTRICT COURT
COURT CASE # EQCV025319
FREMONT COUNTY

UNITED STATES OF AMERICA ACTING THROUGH RURAL HOUSING SERVICE, UNITED STATES DEPARTMENT OF AGRICULTURE, PLAINTIFF

VS.

SHERYL ANN GARDNER, A/K/A SHERYL ANN OWEN, 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:

Lots 9 and 10 in Block 192, in the City of Hamburg, Together with all easement rights presently existing or later arising.

(PROPERTY ADDRESS: 2106 Argyle Street Hamburg, Iowa)

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

DATE OF SALE: April 25, 2019, 2019 TIME OF SALE: 10:15 a.m.
PLACE OF SALE: Fremont Co. Sheriff's Office, 2814 200th 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 **6 MONTHS**.

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	\$	77,239.35	Interest	\$	25,709.51
Fees Currently Assessed	\$	16,925.15	Payment Assistance	\$	11,331.90
Attorney Fees	\$	2,300.00	Fees Currently Assessed	\$	1,581.49
Payoff Funds	\$	411.00	Abstracting Costs	\$	250.00
Filing Cost Petition	\$	235.00	Service Cost	\$	101.80
Filing Cost Praeipce	\$	50.00			
Together with the original and accrued costs of suit					

ATTORNEY: MITCHELL L TAYLOR
319-752-4537

KEVIN AISTROPE, FREMONT COUNTY SHERIFF