

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA

FREMONT COUNTY

SS:

SPECIAL EXECUTION

IOWA DISTRICT COURT

COURT CASE # EQCV025638

FREMONT COUNTY

NATIONSTAR MORTGAGE LLC, PLAINTIFF

VS.

JODI COWLING, JWH ENTERPRISES LLC, SPOUSE OF JODI COWLING, IF ANY, SOUTHWEST IOWA HOUSING TRUST FUND, INC., MERCHANTS CREDIT ADJUSTERS, INC., LVNV FUNDING, LLC AND MIDLAND CREDIT MANAGEMENT INC., 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 1 and 2 in Block 4, Highland Addition; Also, a tract in the SW ¼ NW ¼ of Section 26, Township 69 North, Range 42 West of the 5th P.M., more particularly described as: Commencing at a point 25 feet East and 100 feet North of the S.E. Corner of Lot 5 of said SW ¼ NW ¼, thence East 175.34 feet, thence North 131 feet, thence West 175.34 feet, thence South 131 feet to the point of beginning, all in the City of Sidney, Fremont County, Iowa, according to the recorded plat thereof

(PROPERTY ADDRESS: 1203 West Street, Sidney, Iowa)

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

DATE OF SALE: June 28, 2023 TIME OF SALE: 10:00 a.m.
PLACE OF SALE: Fremont Co. Sheriff's Office, 2814 200th St., Sidney, Iowa

 X 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 _____.

 X This sale not subject to redemption.

 X 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.

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| Judgment | \$ | 91,690.37 | Interest | \$ | 14,076.50 |
| Escrow Advance | \$ | 11,972.18 | Attorney Fees | \$ | 2,700.00 |
| Property Preservation | \$ | 1,405.00 | Service Cost | \$ | 495.00 |
| Abstract Cost | \$ | 380.00 | Filing Cost Petition | \$ | 255.00 |
| Publication Cost | \$ | 242.55 | Property Inspections | \$ | 151.00 |
| Filing Cost Praeipce | \$ | 60.00 | NSF Fees | \$ | 15.00 |

Together with the original and accrued costs of suit

ATTORNEY: Benjamin W. Hopkins
515-222-9400

S/_____
KEVIN AISTROPE, FREMONT COUNTY SHERIFF