

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA

SS:

SPECIAL EXECUTION

IOWA DISTRICT COURT

COURT CASE # EQCV025526

FREMONT COUNTY

FREMONT COUNTY

IDAHO HOUSING AND FINANCE ASSOCIATION, PLAINTIFF

VS.

MATTHEW S DEMOREST A/K/A MATTHEW DEMOREST; PAMELA J DEMOREST; STATE OF IOWA; 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:

Lot 1, and the West 1/2 of Lot 2, all in Block "C", in the Town of Thurman, Fremont County, Iowa

(PROPERTY ADDRESS: 500 Washington Street Thurman, Iowa)

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

DATE OF SALE: December 15, 2021 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 _____.

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	\$	86,591.42	Interest	\$	8,152.20
Escrow Advanced/Taxes/Haz Ins	\$	5,023.24	Attorney Fees	\$	1,850.00
Property Inspection/Maintenance	\$	1,326.50	Process Service	\$	650.00
Accrued Late Charges	\$	614.65	Filing Fee	\$	255.00
Title Commitment	\$	225.00	Publication	\$	157.62
PMI/MIP Fees Advanced	\$	118.22	NSF Charges	\$	30.00
Certified Mail	\$	7.15	First Class Mail	\$	3.06
Suspense Balance	\$	-95.50			
Together with the original and accrued costs of suit					

ATTORNEY: ANDI K. DYAR
913-663-7600

KEVIN AISTROPE, FREMONT COUNTY SHERIFF