

# NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA

SS:

SPECIAL EXECUTION

IOWA DISTRICT COURT

COURT CASE # EQCV025509

FREMONT COUNTY

FREMONT COUNTY

WEST GATE BANK, PLAINTIFF

VS.

LENNAL FREDERICKSEN 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:

PARCEL A

A PARCEL OF LAND LOCATED IN PART OF THE SE1/4 NE1/4 OF SECTION 20, TOWNSHIP 70 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, FREMONT COUNTY, IOWA, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 20 AND THE POINT OF BEGINNING; THENCE N 8952'00"W ALONG THE SOUTH LINE OF SAID SE1/4 NE1/4 A DISTANCE OF 144.35 FEET; THENCE N 0011'50"E A DISTANCE OF 330.00 FEET; THENCE S 8952'00"E A DISTANCE OF 144.35 FEET TO THE EAST LINE OF SAID SE1/4 NE1/4; THENCE S 0011'50"W A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL INCLUDES PRESENTLY ESTABLISHED COUNTY ROAD RIGHT-OF-WAY AND IS SUBJECT TO EASEMENTS OF RECORD.

PARCEL A

A PARCEL OF LAND LOCATED IN PART OF THE SW1/4 NW1/4 OF SECTION 21, TOWNSHIP 70 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, FREMONT COUNTY, IOWA, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 21 AND THE POINT OF BEGINNING; THENCE N 0011'50"E ALONG THE WEST LINE OF SAID SW1/4 NW1/4 A DISTANCE OF 330.00 FEET; THENCE S 8952'00"E A DISTANCE OF 136.68 FEET; THENCE S 0011'50"W AND PARALLEL WITH SAID WEST LINE A DISTANCE OF 330.59 FEET TO THE SOUTH LINE OF SAID SW1/4 NW1/4; THENCE N 8937'05"W ALONG SAID SOUTH LINE A DISTANCE OF 136.69 FEET TO THE POINT OF BEGINNING. SAID PARCEL INCLUDES PRESENTLY ESTABLISHED COUNTY ROAD RIGHT-OF-WAY AND IS SUBJECT TO EASEMENTS OF RECORD. NOTE: THE SOUTH LINE OF THE SE1/4 NE1/4 OF SECTION 20, TOWNSHIP 70 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, FREMONT COUNTY, IOWA, IS ASSUMED TO BEAR N 8952'00"W FOR THE ABOVE DESCRIPTIONS

A PARCEL OF LAND LOCATED IN PART OF THE SE1/4 NE 1/4 OF SECTION 20, TOWNSHIP 70 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, FREMONT COUNTY, IOWA, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SECTION 20; THENCE N 8952'00"W ALONG THE SOUTH LINE OF SAID SE1/4 NE1/4 A DISTANCE OF 144.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 8952'00"W ALONG SAID SOUTH LINE A DISTANCE OF 251.09 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE ROUTE NO. 29, SAID POINT BEING ON A CURVE CONCAVE EASTERLY HAVING A CENTRAL ANGLE OF 734'00" AND A CENTERLINE RADIUS OF 17190.00 FEET; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG A PORTION OF SAID CURVE AN ARC LENGTH OF 428.24 FEET WITH A CHORD BEARING AND DISTANCE OF N 0256'14"E, 428.23 FEET; THENCE S 6653'39"E A DISTANCE OF 250.37 FEET; THENCE S 0011'50"W A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL IS SUBJECT TO EASEMENTS OF RECORD

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 70 NORTH, RANGE 43 WEST, FREMONT COUNTY, IOWA; THENCE ALONG QUARTER SECTION LINE, NORTH 88 DEGREES 23 MINUTES 21 SECONDS WEST 395.79 FEET TO THE EASTERLY RIGHT-OF-WAY OF I-29; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 04 DEGREES 35 MINUTES 47 SECONDS WEST 356.97 FEET TO P.C. STATION 1146+05.1 1/150 FEET RIGHT; THENCE SOUTH 02 DEGREES 25 MINUTES 05 SECONDS WEST 944.09 FEET TO QUATER QUARTER SECTION LINE; THENCE ALONG SAID LINE, SOUTH 88 DEGREES 30 MINUTES 07 SECONDS EAST 261.50 FEET TO THE WESTERLY RIGHT-OF-WAY OF COUNTY ROAD G; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: 352.03 FEET BY ARC DISTANCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 758.57 FEET AND A CHORD BEARING OF NORTH 34 DEGREES 14 MINUTES 16 SECONDS EAST 348.88 FEET TO STATION 4142+40/60 FEET LEFT; THENCE NORTH 17 DEGREES 57 MINUTES 05 SECONDS EAST 169.35 FEET TO P.T. STATION 4144+21.2/50 FEET LEFT; THENCE SOUTH 81 DEGREES 46 MINUTES 08 SECONDS EAST 50.00 FEET TO THE WEST LINE OF LOT 1 AS SURVEYED BY RAY L. KEITNER ON NOVEMBER 22, 1943, THENCE NORTH 08 DEGREES 29 MINUTES 35 SECONDS EAST 850.45 FEET TO QUARTER SECTION LINE; THENCE ALONG SAID LINE, NORTH 87 DEGREES 04 MINUTES 29 SECONDS WEST 221.20 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT OF LAND IS INCLUSIVE OF PUBLIC RIGHT-OF-WAY, EXCLUSIVE OF PUBLIC ROAD RIGHT-OF-WAY AND IS SUBJECT TO RECORDED AND UNRECORDED EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY. PROPERTY LOCATED IN SECTIONS 20 AND 21 WITH ANY EASEMENTS AND APPURTENANT SERVIENT ESTATES, BUT SUBJECT TO THE FOLLOWING: A. ANY ZONING AND OTHER ORDINANCES; B. ANY COVENANTS OF RECORD; C. ANY EASEMENTS OF RECORD FOR PUBLIC UTILITIES, ROAD AND HIGHWAYS

**(PROPERTY ADDRESS: 1993 134th Lane Thurman, Iowa)**

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

**DATE OF SALE: JUNE 16, 2021 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>184,266.10</b>	<b>Interest</b>	<b>\$</b>	<b>15,276.25</b>
<b>Escrow Balance</b>	<b>\$</b>	<b>9,261.18</b>	<b>Attorney Fees</b>	<b>\$</b>	<b>2,450.00</b>
<b>Recoverable Balance</b>	<b>\$</b>	<b>736.00</b>	<b>Court Costs</b>	<b>\$</b>	<b>315.00</b>
<b>Other Fee</b>	<b>\$</b>	<b>34.00</b>			
<b>Together with the original and accrued costs of suit</b>					

**ATTORNEY: C. ANTHONY CRNIC**  
**319-234-25830**

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 KEVIN AISTROPE, FREMONT COUNTY SHERIFF