

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA
FREMONT COUNTY

SS: SPECIAL EXECUTION

IOWA DISTRICT COURT
COURT CASE # EQCV025583
FREMONT COUNTY

ROCKET MORTGAGE LLC FKA QUICKEN LOANS, PLAINTIFF

VS.

FRANCIS C HEUER 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 North One-Half of Lot 572, and all of Lot 573, in the Town of Farragut, Fremont County, Iowa, commonly known as 603 St Phillips Ave, Farragut, IA 51639.

(PROPERTY ADDRESS: 603 St Phillips Ave Farragut, Iowa)

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

DATE OF SALE: **January 23, 2023** TIME OF SALE: **10:00 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.

Balance	\$	40,790.26	Attorney Fees	\$	2,600.00
Escrow Advanced	\$	2,279.39	Prop Inspect/Maintenance	\$	370.00
Filing Fee-Petition	\$	255.00	Title Commitment/Fee	\$	180.00
Publication-Notice Suit	\$	151.16	PMI/MIP Fees Advanced	\$	52.26
Accrued Late Charges	\$	26.28	First Class Mail Automated	\$	2.12
Together with the original and accrued costs of suit					

ATTORNEY: ANDI K DYAR
515-223-7325

KEVIN AISTROPE, FREMONT COUNTY SHERIFF