

# NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA  
FREMONT COUNTY

SS: SPECIAL EXECUTION

IOWA DISTRICT COURT  
COURT CASE # EQCV025432  
FREMONT COUNTY

PENNYMAC LOAN SERVICES LLC, PLAINTIFF

VS.

JEREMY J. JENSEN; SPOUSE OF JEREMY J. JENSEN; HOLLY LYNN DAYE AND STATE OF IOWA, 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:

A parcel of real estate located in Section Twenty-one (21), Township Seventy (70) North, Range 43 West of the 5<sup>th</sup> P.M., in Fremont County, Iowa legally described as: Commencing at the East

Quarter Corner Section 20, Township 70 North, Range 43 West, Fremont County, Iowa; thence along Section Line, South 01°24'03" West 1285.30 feet to a point on the easterly right-of-way of County Road G and the Point of Beginning; thence along said right-of-way the following courses and distances: North 29°49'44" East 310.84 feet to Station 4142+75/65 feet right; thence North 50°17'45" East 146.08 feet to Station 4143+80/150 feet right; thence departing said line and following the South Line Lot 1 as surveyed by Ray L. Keltner on November 22, 1943 the following courses and distances: South 78°53'06" East 47.60 feet; thence North 88°25'22" East 194.95 feet; thence departing said line, South 01°17'

26" West 672.12 feet; thence North 88°34'24" West 499.45 feet to Section Line; thence along said line N 01°06'57" East 300.40 feet to the point of beginning. The above-described tract of land is inclusive of public road right-of-way, exclusive of public road, right-of-way and is subject to recorded and unrecorded easements, restrictions and right-of-ways. (PROPERTY ADDRESS: 1368 Western Avenue Thurman, Iowa)

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

DATE OF SALE: October 19, 2022 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.

Judgment	\$	158,029.86	Interest	\$	21,224.38
Restricted Escrow	\$	(10,000.00)	Real Estate Taxes	\$	4,388.82
Hazard Insurance	\$	2,249.66	Property Preservation Fees	\$	1,928.30
Attorney's Fees	\$	1,850.00	PMI Balance	\$	1,483.18
Late Charges	\$	600.23	Property Inspections	\$	570.00
Abstracting Costs	\$	260.00	Filing Fee	\$	235.00
Publication Costs	\$	204.75	Service Costs	\$	174.00

Together with the original and accrued costs of suit

ATTORNEY: MATTHEW E LAUGHLIN  
515-288-2500

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KEVIN AISTROPE, FREMONT COUNTY SHERIFF