

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA

IOWA DISTRICT COURT

SS: SPECIAL EXECUTION

COURT CASE # EQCV025478

FREMONT COUNTY

FREMONT COUNTY

TRI-VALLEY BANK, PLAINTIFF

VS.

ADAM H. LUTZ AND GINA M. LUTZ A/K/A GINA GEAN CAPONEY, HUSBAND AND WIFE, AND MICHELLE RENEE NOLAND, 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 South Seventy-three (73) feet of the N 120 feet of Lot Eight (8) of Lot Two (2) of the Southwest Quarter of the Northwest Quarter (SW¼ NW¼) of Section Twenty-six (26), Township Sixty-nine (69) North, Range Forty-two (42) West of the 5th P.M., Fremont County, Iowa according to the Plat of Irregular Survey filed May 27, 1893 and recorded in Land Deed record Thirteen (13) at Pages 340 and 341 in the office of the Recorder of Fremont County, Iowa, together with an Easement as appurtenance thereto for use of the driveway situated upon the tract immediately adjacent to the North. Also more particularly described as follows: A strip of land Seventy-three (73) feet in width off the South end of the North 120 feet of Lot Eight (8) of Lot Two (2) in the Southwest Quarter Northwest Quarter (SW¼ NW¼) of Section Twenty-six (26), Township Sixty-nine (69) North, Range Forty-two (42) West of the 5th P.M., in the City of Sidney, Iowa, and more particularly described as follows: Commencing at a point 47 feet South of the Northeast corner of Lot Eight (8) of Lot Two (2) of the Southwest Quarter Northwest Quarter (SW¼ NW¼) of Section Twenty-six (26) aforesaid, thence running South Seventy-three (73) feet, thence West 254 feet or across said Lot Eight (8) of Lot Two (2) of the aforesaid, thence North Seventy-three (73) feet to a point Forty-seven (47) feet South of the Northwest corner of Lot Eight (8) of Lot Two (2) aforesaid, thence East 254 feet to the place of beginning, all in the City of Sidney, Fremont County, Iowa, together with an Easement as appurtenance thereto for use of the driveway situated upon the tract immediately adjacent to the North. AND Lot One (1) and Two (2) in Out Lot Two (2) in the City of Sidney, Fremont County, Iowa, according to the recorded plat thereof. (PROPERTY ADDRESS: 1216 ILLINOIS STREET SIDNEY, Iowa)

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

DATE OF SALE: March 10, 2020 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.

Table with 4 columns: Judgment, Attorney Fees, Interest, Court Costs. Values: Judgment \$ 94,037.18, Attorney Fees \$ 1,600.00, Interest \$ 1,708.80, Court Costs \$ 349.42. Total: Together with the Original and Accrued Costs of Suit

ATTORNEY: MARK SWANSON
712-623-2554

KEVIN AISTROPE, FREMONT COUNTY SHERIFF