

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA
FREMONT COUNTY

SS: SPECIAL EXECUTION

IOWA DISTRICT COURT
COURT CASE # EQCV025594
FREMONT COUNTY

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RMTP TRUST, SERIES 2021 BKM-TT-V, PLAINTIFF

VS.

MARY K. MCCART; SCOTT J. MCCART A/K/A SCOTT MCCART; PARTIES IN POSSESSION ; GENERAL SERVICE BUREAU, INC.; MIDLAND CREDIT MANAGEMENT, INC., 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 5, WOODS HALL ADDITION, CITY OF TABOR, Fremont County, Iowa.

(PROPERTY ADDRESS: 402 Elm Street Tabor, Iowa 51653)

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

DATE OF SALE: April 25, 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.

Judgment	\$	76,916.75	Escrow Advanced	\$	9,888.02
Attorney Fees	\$	2,450.00	Property Insp/Preserve	\$	2,190.60
Process Service	\$	455.00	Accrued Late Charges	\$	390.48
Filing Fee – Petition	\$	255.00	Title Commitment	\$	175.00
Certified Mail	\$	8.16	First Class Mail	\$	5.01

Together with the original and accrued costs of suit

ATTORNEY: ANDREA DYAR
515-223-7325 EXT 363

KEVIN AISTROPE, FREMONT COUNTY SHERIFF