

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA  
FREMONT COUNTY

SS: SPECIAL EXECUTION

IOWA DISTRICT COURT  
COURT CASE # EQCV025452  
FREMONT COUNTY

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, PLAINTIFF

VS.

EVELYN I. PONTIOUS AND SECRETARY OF HOUSING AND URBAN DEVELOPMENT, 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 tract of land in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Fourteen (14), Township Sixty-seven (67) North, Range Forty (40) West of the 5<sup>th</sup> P.M., in Fremont County, Iowa, more particularly described as follows, to-wit: Commencing at the N.E. Corner of Section 14, Township 67, Range 40 West of the 5<sup>th</sup> P.M., Fremont County, Iowa, thence West 150.0 feet along the North line of Section 14 to the point of beginning thence continuing West along the North line of Section 14, 152.2feet; thence S 01 Degrees 05'30" W, 524.0 feet, thence East 263.2 feet to a point on the West right of way line of U.S. 59, said point is located 522.8 feet South and 60.0 feet West of said N.E. corner of Section 14; thence North 422.8 feet, along the West right of way line of U.S. 59 to an iron rail which is located 100.0 feet South and 60.0 feet West of said N.E. corner of Section 14; thence Northwesterly, along the right-of-way line of U.S. 59, 137.6 feet to the point of beginning. Said parcel contains 2.93 acres more or less including the county road right of way, according to Irregular Survey in Book 1 at Page 14**

(PROPERTY ADDRESS: 2911 US HWY 59 Shenandoah, Iowa 51601)

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

DATE OF SALE: November 17, 2020 TIME OF SALE: 10:00 a.m.  
PLACE OF SALE: Fremont Co. Sheriff's Office, 2814 200<sup>th</sup> 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.

Principal	\$	42,781.49	Interest	\$19,422.52
Other Fees	\$	5,070.00	Pro Rata MIP/PMI	\$ 3,642.53
Other Advance	\$	2,073.70	Attorney Fees	\$ 1,850.00
Appraisal Fees	\$	1,050.00	Property Preservation	\$ 730.62
Tax Advance	\$	541.00	Court Costs	\$ 295.00
Property Inspection	\$	60.00		

Together with the original and accrued costs of suit

ATTORNEY: JANELLE G. EWING  
319-234-2530

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KEVIN AISTROPE, FREMONT COUNTY SHERIFF