

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA
FREMONT COUNTY

SS: SPECIAL EXECUTION

IOWA DISTRICT COURT
COURT CASE # EQCV025488
FREMONT COUNTY

COMMUNITY LOAN SERVICING, LLC, PLAINTIFF

VS.

HOWARD N. VAUGHN AND SHAWN R. VAUGHN, HUSBAND AND WIFE; PARTIES IN POSSESSION, 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:

COMMENCING AT THE SOUTHWEST CORNER OF THE SE ¼ OF SECTION 6, TOWNSHIP 69 NORTH, RANGE 41 WEST OF THE 5TH P.M., IN FREMONT COUNTY, IOWA, THENCE RUNNING EAST 176 FEET, THEN NORTH 304 ½ FEET, THENCE WEST 176 FEET, THENCE SOUTH 304 ½ FEET TO THE PLACE OF BEGINNING AND CONTAINING ONE ACRE MORE OR LESS AND KNOWN AS LOT 1

(PROPERTY ADDRESS: 1696 305th Avenue Sidney, Iowa 51652)

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

DATE OF SALE: March 10, 2021 TIME OF SALE: 10:15 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	\$	10,735.01	Interest	\$	2,179.83
Recoverable Balance	\$	22,142.97	Attorney's Fees	\$	2,450.00
Attorney Expense	\$	681.96	Escrow Balance	\$	83.69
Together with the original and accrued costs of suit					

ATTORNEY: MICHAEL J. CUNNINGHAM
515-278-4200

KEVIN AISTROPE, FREMONT COUNTY SHERIFF