

## NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA

SS:

SPECIAL EXECUTION

FREMONT COUNTY

IOWA DISTRICT COURT

COURT CASE # EQCV025666

FREMONT COUNTY

NATIONSTAR MORTGAGE LLC, PLAINTIFF

VS.

ALL OF THE UNKNOWN CLAIMANTS, INCLUDING BUT NOT LIMITED TO ALL OF THE UNKNOWN HEIRS, SPOUSES, ASSIGNEES, GRANTEEES, LEGATEES, DEVISEES AND BENEFICIARIES OF ANTONY D. WILSON, DECEASED, MICHELLE M. WILSON, SPOUSE OF MICHELLE M. WILSON, IF ANY, CHARLOTTE C. WILSON, SPOUSE OF CHARLOTTE C. WILSON, IF ANY, LVNV FUNDING, LLC, PARTIES IN POSSESSION AND STATE OF IOWA, IOWA DEPARTMENT OF REVENUE AND FINANCE, 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:

**Lots 1, 2, 3, 4 and 5 in Block 16, in the City of Randolph, Fremont County, Iowa**

(PROPERTY ADDRESS: 107 East Randolph Street Randolph, Iowa)

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

DATE OF SALE: November 28, 2023 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.

Judgment	\$	40,402.46	Interest	\$	4,607.37
Property Preservation	\$	6,974.03	Attorney Fees	\$	2,700.00
Escrow Advances	\$	1,077.77	Service Costs	\$	590.00
Property Inspection	\$	298.69	Filing Cost Pet	\$	255.00
Publication Cost	\$	236.78	Guardian Ad Litem	\$	175.00
Late Charges	\$	90.88	Abstract Costs	\$	50.00
Other Fees	\$	15.00	Certified Mail	\$	8.95
Together with the original and accrued costs of suit					

ATTORNEY: BENJAMIN W HOPKINS  
515-222-9400

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KEVIN AISTROPE, FREMONT COUNTY SHERIFF