

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA

SS:

SPECIAL EXECUTION

IOWA DISTRICT COURT

COURT CASE # EQCV025735

FREMONT COUNTY

FREMONT COUNTY

NEWREZ LLC D/B/Z SHELLPOINT MORTGAGE SERVICING, PLAINTIFF

VS.

LEVI W. ANDERSON AND THE SOUTHWEST IOWA HOUSING TRUST FUND, 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 8 in Linden Place, being a subdivision of the North part of Lot 8 in Block 16, in the City of Tabor, Fremont County, Iowa, according to the recorded plat thereof, excepting therefrom Parcel A, located in part of Lot 7 and part of Lot 8 of Linden Place, being a subdivision of part of Lot 8 of Block 16, in the City of Tabor, Fremont County, Iowa, said parcel being more fully described as follows: Commencing at the Northwest corner of said Lot 7 and the Point of Beginning; thence N 89 degrees 16'32" E along the North line of Lot 7 a distance of 127.23 feet; thence S 00°00'30" W a distance of 115.51 feet to the South line of said Lot 8; thence S 89°32'33" W along said South line a distance of 127.22 feet to the Southwest corner of said Lot 8; thence N 00°00'30" E along the West line of said Lot 8 and along the West line of said Lot 7 a distance of 114.92 feet to the Point of Beginning. Said parcel is subject to easements of record. Note: the North line of said Lot 7 is assumed to bear N 89°16'32" E for this description (**PROPERTY ADDRESS: 611 East Street Tabor, Iowa**)

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

DATE OF SALE: October 22, 2024 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	\$	112,919.33	Interest	\$	7,616.01
Attorney Fees	\$	2,450.00	Suspense Balance	\$	(900.00)
Escrow Advance	\$	255.00	Property Inspection	\$	220.00
Late Charges	\$	201.18	Escrow Balance	\$	183.84
NSF Fees	\$	45.00			
Together with the original and accrued costs of suit					

**ATTORNEY: JANELLE G EWING
319-234-2530**

KEVIN AISTROPE, FREMONT COUNTY SHERIFF