

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA  
FREMONT COUNTY

SS: SPECIAL EXECUTION

IOWA DISTRICT COURT  
COURT CASE #EQCV024773  
FREMONT COUNTY

MUTUAL OF OMAHA BANK, PLAINTIFF

VS.

TIMOTHY S BINAU; SPOUSE OF TIMOTHY S BINAU; STATE OF IOWA; JEANNA POND; HAUGE ASSOCIATES INC; AND 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:

**Lots 11 and 12 in Block 17, in the City of Hamburg, as surveyed, platted and recorded in Fremont County, Iowa.**

(PROPERTY ADDRESS: 1108 Washington Street, Hamburg, Iowa)

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

DATE OF SALE: May 14, 2013 TIME OF SALE: 10:30 a.m.  
PLACE OF SALE: Fremont Co. Sheriff's Office, 701 Cass 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	\$	47,303.85	Interest	\$	9,627.66
Hazard Insurance	\$	3,331.00	Escrow Credit	\$	(3,030.11)
Real Estate Taxes	\$	4,452.10	Prior Foreclosure Atty Fees & Costs	\$	2,406.40
Attorney's Fees	\$	1,300.00	Suspence Balance	\$	(107.66)
PMI Insurance Premiums	\$	914.34	Abstracting Costs	\$	225.00
Property Inspections	\$	188.00	Late Charges	\$	373.22
Together with the Original and Accrued Costs of Suit					

ATTORNEY: MATTHEW E. LAUGHLIN  
515-246-7806

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KEVIN AISTROPE, FREMONT COUNTY SHERIFF