

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA
FREMONT COUNTY

SS: SPECIAL EXECUTION

IOWA DISTRICT COURT
COURT CASE # EQCV025224
FREMONT COUNTY

Wells Fargo Bank, National Association, as Trustee for the Pooling and Servicing Agreement dated as of March 1, 2004 First Franklin Mortgage Loan Trust 2004-FFH1 Asset-Backed Certificates, Series 2004-FFH1, PLAINTIFF

VS.

Kathy A. Collins a/k/a Kathy Ann Collins; Parties in Possession; Unknown Spouse, if any, of Kathy A. Collins; United States of America, Internal Revenue Service; State of Iowa, Department of Revenue, et al., 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:

The East half of Lot No. 23 in Coy's First Addition to the Town of Farragut, according to the recorded Plat thereof, and more particularly described as follows: Commencing at the Northeast corner of Lot No. 23, thence West along the North line of said Lot No. 23 70 feet, thence South parallel with the East line of Lot No. 23 135 1/2 feet, thence East 70 feet to the Southeast corner of said Lot No. 23, thence North 135 1/2 feet to the point of beginning, Also Known As: The East half (E1/2) of Lot 23 in Coy's First Addition to the Town of Farragut, Fremont County, Iowa, according to the recorded Plat thereof, and more particularly described as follows: Commencing at the Northeast corner of Lot 23, thence West along the North line of said Lot 23, 70 feet, thence South parallel with the East line of Lot 23, 135 1/2 feet, thence East 70 feet to the Southeast corner of said Lot 23, thence North 135 1/2 feet to the point of beginning, Fremont County, Iowa.

(PROPERTY ADDRESS: 206 Lincoln Street Farragut, Iowa)

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

DATE OF SALE: April 4, 2018 TIME OF SALE: 10:00 a.m.
PLACE OF SALE: Fremont Co. Sheriff's Office, 2814 200th 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	\$	37,565.22	Interest	\$	4,124.29
Attorney Fees	\$	2,300.00	Escrow Advances	\$	2,046.95
Property Preserve/Main	\$	1,362.57	Process Service	\$	290.00
Title Commitment Fee	\$	250.00	Filing Fee Petition	\$	235.00
Publication Notice	\$	198.03	Property Inspection	\$	99.00
Certified Mail	\$	13.24	Late Charges	\$	10.13
First Class Mail	\$.92			

Together with the original and accrued costs of suit

ATTORNEY: JAMES LARSON
515-223-7325

KEVIN AISTROPE, FREMONT COUNTY SHERIFF