

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA

IOWA DISTRICT COURT

SS: SPECIAL EXECUTION

COURT CASE #EQCV024705

FREMONT COUNTY

FREMONT COUNTY

Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, L.P. FKA Countrywide Home Loans Servicing, L.P., PLAINTIFF

VS.

Kathy Drummond and Robert Drummond; Capital One Home Loans, LLC, 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:

Parcel A located in the SE 1/4 NE 1/4 in Section 24, Township 67 North, Range 43 West of the 5th P.M., in Fremont County, Iowa, more fully described as follows: Commencing at the East Quarter corner of said Section 24, thence along quarter section line, North 89°10'41" West 427.20 feet; thence North 00°00'08" E 662.95 feet; thence South 89°10'41" E 427.20 feet to Range Line; thence along said line, South 00°00'08"W 662.95 feet to the point of beginning. Said tract of land contains 6.50 acres, more or less, inclusive of county road right-of-way, 6.00 acres, more or less, exclusive of public road right-of-way and is subject to recorded and unrecorded easements of record AKA Parcel A SE1/4 NE1/4 in Section 24, Township 67 North, Range 43 West, Fremont County, Iowa more fully described as follows: Commencing at the East Quarter Corner of said Section 24, thence along Quarter Section Line, North 89°10'41" West 427.20 feet; thence North 00°00'08"East 662.95 feet; thence South 89°10'41" East 427.20 feet to Range Line; thence along said line, South 00°00'08"West 662.95 feet to the point of beginning. Said tract of land contains 6.50 acres, more or less, inclusive of county road right-of-way, 6.00 acres, more or less, exclusive of public road right-of-way and is subject to recorded and unrecorded easements of record. (PROPERTY ADDRESS: 3039 250th Ave., Hamburg, IA)

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

DATE OF SALE: October 1, 2014 TIME OF SALE: 11:00 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.

<b>Judgment Amount</b>	<b>\$</b>	<b>115,836.62</b>	<b>Interest</b>	<b>\$</b>	<b>27,376.30</b>
<b>Protective Advances</b>	<b>\$</b>	<b>852.50</b>	<b>Attorney Fees</b>	<b>\$</b>	<b>850.00</b>
<b>Late Fees</b>	<b>\$</b>	<b>80.24</b>	<b>Court Costs</b>	<b>\$</b>	<b>435.00</b>
<b>Abstracting</b>	<b>\$</b>	<b>200.00</b>	<b>Service</b>	<b>\$</b>	<b>110.28</b>
<b>Together with Original and Accrued Costs of Suit</b>					

ATTORNEY: Benjamin W. Hopkins  
515-222-9400

KEVIN AISTROPE, FREMONT COUNTY SHERIFF