

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA  
FREMONT COUNTY

SS: SPECIAL EXECUTION

IOWA DISTRICT COURT  
COURT CASE #EQCV024875  
FREMONT COUNTY

NATIONWIDE ADVANTAGE MORTGAGE COMPANY, PLAINTIFF

VS.

JAY D. FERGUSON, a/k/a JAY FERGUSON, and LISA M. FERGUSON, a/k/a LISA FERGUSON, HUSBAND AND WIFE, JULIE ANN FERGUSON, IOWA DEPARTMENT OF HUMAN SERVICES, ACCREDITED COLLECTIONS SERVICE, INC, H & R ACCOUNTS, INC, STATE OF IOWA, PORTFOLIO RECOVERY ASSOCIATES, LLC, AND ANY AND ALL UNKNOWN PARTIES IN POSSESSION OF THE REAL ESTATE LOCATED AT 1611 ARGYLE STREET, HAMBURG, IOWA, AND STATE OF IOWA, 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 and 2 in Block 67, in the City of Hamburg, Fremont County, Iowa, according to the recorded plat thereof**

**(PROPERTY ADDRESS: 1611 ARGYLE STREET HAMBURG, IOWA)**

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

**DATE OF SALE: February 5, 2014 TIME OF SALE: 10:00 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</b>	<b>\$</b>	<b>59,490.40</b>	<b>Interest</b>	<b>\$</b>	<b>1,507.68</b>
<b>Attorney Fees</b>	<b>\$</b>	<b>900.00</b>	<b>Execution Fee</b>	<b>\$</b>	<b>50.00</b>
<b>Filing/Lis Pendens Fee</b>	<b>\$</b>	<b>235.00</b>	<b>Process Service Fee</b>	<b>\$</b>	<b>293.60</b>

**Together with the original and accrued costs of suit**

**ATTORNEY: DAVID R. ELKIN**  
**515-244-3188**

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KEVIN AISTROPE, FREMONT COUNTY SHERIFF