

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA
FREMONT COUNTY

SS: SPECIAL EXECUTION

IOWA DISTRICT COURT
COURT CASE #EQCV024964
FREMONT COUNTY

TRI-VALLEY BANK, PLAINTIFF

VS.

DAVID E HALL, SINGLE, DEFENDANT

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 C located in part of the NW 1/4 SW 1/4, and also part of the NE 1/4 SW 1/4, and also in part of the SE 1/4 SW 1/4, and also in part of the SW 1/4 SW 1/4, all located in Section 16, Township 68 North, Range 40 West of the 5th P.M., Fremont County, Iowa, said parcel being more fully described as follows: Commencing at the W 1/4 Corner of said Section 16 and the Point of Beginning; thence S87°33'13"E along the North line of said NW 1/4 SW 1/4 a distance of 994.14 feet; thence S00°44'27"W a distance of 328.35 feet; thence S47°52'53"E a distance of 332.64 feet; thence S25°51'14"E a distance of 32.39 feet; thence S11°10'39"E a distance of 391.83 feet; thence S11°56'37"E a distance of 176.74 feet; thence S13°52'18"E a distance of 257.24 feet; thence S00°19'26"W a distance of 67.38 feet; thence S04°43'33"W a distance of 153.53 feet; thence S19°36'30"W a distance of 36.06 feet; thence S31°53'34"W a distance of 131.84 feet; thence S48°13'14"W a distance of 47.34 feet; thence S58°36'25"W a distance of 372.84 feet; thence S62°13'24"W a distance of 337.41 feet; thence S48°19'02"W a distance of 42.28 feet; thence S16°08'31"W a distance of 43.31 feet; thence S02°51'02"W a distance of 423.95 feet to the South line of said SW 1/4 SW 1/4; thence N87°29'19W along said South line a distance of 506.60 feet; thence N03°49'50"E a distance of 381.50 feet; thence N87°29'19"W a distance of 283.00 feet to the West line of said SW 1/4 SW 1/4; thence N03°49'30"E along said West line a distance of 687.86 feet; thence S86°32'55"E a distance of 324.58 feet; thence N03°49'30"E a distance of 299.51 feet; thence N86°32'55"W a distance of 324.58 feet to the West line of said NW 1/4 SW 1/4; thence N03°49'30"E along said West line a distance of 1274.89 feet to the Point of Beginning. Said parcel contains 66.80 acres, more or less, including presently established right-of-way (1.87 acres), and is subject to all easements of record. Note: The South line of the SW 1/4 of said Section 16 is assumed to bear S87°29'19"E for this description.

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

DATE OF SALE: January 14, 2015 TIME OF SALE: 11:00 a.m.
PLACE OF SALE: Fremont Co. Sheriff's Office, 701 Cass 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 \_\_\_\_\_.

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 \$ 332,285.33 Interest \$ 7,346.43
Attorney Fees \$ 1,340.00 Court Costs # 285.00

ATTORNEY: MARK D. SWANSON
712-623-2554

KEVIN AISTROPE, FREMONT COUNTY SHERIFF