

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA  
FREMONT COUNTY

SS: SPECIAL EXECUTION

IOWA DISTRICT COURT  
COURT CASE # EQCV025093  
FREMONT COUNTY

U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF AMERICAN HOMEOWNER PRESERVATION TRUST SERIES 2014B, PLAINTIFF

VS.

KATHY HEMPHILL; KEVIN HEMPHILL; MIDSTATES BANK; 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:

Lot "A" of the Northwest Quarter of the Southwest Quarter of Section 25, Township 69 North, Range 42, West of the 5<sup>th</sup> P.M., more particularly described as: Beginning at a point on the North line of the NW 1/4 of the SW 1/4 of Sec. 25, said point being 334.8 feet West of the NE corner of said NW 1/4 of the SW 1/4 and being also the intersection of the center line of the creek running SE through said NW 1/4 of the SW 1/4 with said North line of the NW SW 1/4 114 feet; then South 13 degrees 15' West 91.7 feet to the East Line of the C.B. & Q. Railroad Co. right-of-way; thence South 24 degrees 5' East along said East line of the C.B. & Q. Railroad Co. right-of-way 437.3 feet; thence North 81 degrees 10' East 185 feet to the center line of aforesaid creek; thence North along the center line of said creek to the place of beginning, according to the plat thereof recorded in Irregular Survey Book 2 at Page 99, Fremont County, Iowa.

(PROPERTY ADDRESS: 1020 Elevator Road Sidney, Iowa)

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

DATE OF SALE: May 10, 2016 TIME OF SALE: 10:00 a.m.  
PLACE OF SALE: Fremont Co. Sheriff's Office, 2814 200<sup>th</sup> 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	\$	39,561.37	Interest	\$	4,944.93
Escrow Advanced	\$	3,525.23	Attorney Fees	\$	1,850.00
Filing Fee	\$	235.00	Process Service Fee	\$	220.96
Late Charges	\$	27.44			
Together with the original and accrued costs of suit					

ATTORNEY: EMILY BARTEKOSKE  
515-223-7325 EXT 369

\_\_\_\_\_  
KEVIN AISTROPE, FREMONT COUNTY SHERIFF