

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA  
FREMONT COUNTY

SS: SPECIAL EXECUTION

IOWA DISTRICT COURT  
COURT CASE # EQCV025101  
FREMONT COUNTY

WELLS FARGO BANK, N.A., PLAINTIFF

VS.

SHIRLEY IRWIN, 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 One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), and Ten (10) in Block Eighteen (18), in the Town of Randolph, Fremont County, Iowa.**

(PROPERTY ADDRESS: 202 South Main Street Randolph, Iowa)

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

DATE OF SALE: August 9, 2016 TIME OF SALE: 11:00 a.m.  
PLACE OF SALE: Fremont Co. Sheriff's Office, 2814 200<sup>th</sup> 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 \_\_\_\_\_.

This sale not subject to redemption.

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	\$	43,582.17	Interest	\$	3,073.33
Attorney Fees	\$	1,880.00	Costs	\$	565.00
Tax Disbursements	\$	355.63	Abstracting Costs	\$	275.00
Pre-Accelerated Late Charges	\$	13.70			

Together with the original and accrued costs of suit.

ATTORNEY: DAVID M. ERICKSON  
515-288-2500

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