

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA
FREMONT COUNTY

SS: SPECIAL EXECUTION

IOWA DISTRICT COURT
COURT CASE #EQCV024925
FREMONT COUNTY

ARBOR BANK, FORMERLY KNOWN AS FIRST COMMUNITY BANK, PLAINTIFF

VS.

ANDREW E. MANCHESTER, SHARON J. MANCHESTER, GENERAL SERVICE BUREAU INC, CURRAHEE FINANCIAL LLC, AND FEDERAL HOME LOAN BANK OF DES MOINES, 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 according to Irregular Survey recorded in Book 11, page 109 as Document #20041194 being a parcel of land located in part of the South 133.00 feet of Lot 39 in Coy's Addition to the Town of Farragut, Fremont County, Iowa, according to the recorded plat thereof, said parcel being more fully described as follows: Commencing at the Southwest Corner of said Lot 39 and the Point of Beginning; thence N02°51'00"E along the West line of said Lot 39 a distance of 133.16 feet; thence S89°59'58"E a distance of 141.50 feet; thence S02°51'00"W a distance of 133.16 feet to the South line of said Lot 39; thence N89°59'58"W along said South line a distance of 141.50 feet to the Point of Beginning. Said parcel contains 18,819 square feet, more or less, and is subject to easements of record. Note: The West line of Lot 39 of said Coy's Addition is assumed to bear N02°51'00"E for this description.

(PROPERTY ADDRESS: 1008 Jackson Avenue Farragut, Iowa)

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

DATE OF SALE: July 18, 2014 TIME OF SALE: 10:00 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 _____.

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	\$	40,380.22	Interest	\$	3,398.59
Attorney Fees	\$	3,690.74	Court Costs	\$	424.44
Special Execution	\$	50.00			
Together With the Original and Accrued Costs of Suit					

ATTORNEY: STEVEN H. KROHN
712-328-1833

KEVIN AISTROPE, FREMONT COUNTY SHERIFF