

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA  
FREMONT COUNTY

SS: SPECIAL EXECUTION

IOWA DISTRICT COURT  
COURT CASE #EQCV024861  
FREMONT COUNTY

WELLS FARGO BANK, N.A., PLAINTIFF

VS.

ESTATE OF MARY ANN WALTZ; SPOUSE OF MARY ANN WALTZ; STATE OF IOWA; ESTATE RECOVERY PROGRAM; ALL KNOWN AND UNKNOWN CLAIMANTS AND ALL PERSONS KNOWN OR UNKNOWN CLAIMING ANY RIGHT, TITLE, OR INTEREST AND ALL OF THEIR HEIRS, SPOUSES, ASSIGNEES, GRANTEEES, LEGATEES, DEVISEES, AND ALL BENEFICIARIES OF EACH AND ALL OF THE ABOVE-NAMED DEFENDANTS, 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:

**The East 65 feet of Lots 5 and 6; the East 98 feet of the South Half of Lot 4; the East 15 feet of the West 75 feet of Lots 5 and 6; the North 8 feet of the East 18 feet of the West 60 feet of Lot 5, all in the City of Farragut, Fremont County, Iowa.**

(PROPERTY ADDRESS: 103 WILKS STREET FARRAGUT, IOWA)

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

DATE OF SALE: March 11, 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 2 Months.

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.

<b>Judgment</b>	\$	<b>41,087.65</b>	<b>Interest</b>	\$	<b>3,403.63</b>
<b>Attorney's Fees</b>	\$	<b>900.00</b>	<b>Hazard Ins Disbursements</b>	\$	<b>458.64</b>
<b>Abstracting Costs</b>	\$	<b>225.00</b>	<b>Tax Disbursement</b>	\$	<b>349.00</b>
<b>Costs of this action</b>	\$	<b>823.61</b>	<b>PMI/MIP Insurance</b>	\$	<b>33.24</b>
<b>Late Charges</b>	\$	<b>15.70</b>	<b>Property Inspections</b>	\$	<b>15.00</b>
<b>Together with the original and accrued costs of suit</b>					

ATTORNEY: DAVID M. ERICKSON  
515-288-2500

KEVIN AISTROPE, FREMONT COUNTY SHERIFF