

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA  
FREMONT COUNTY

SS: SPECIAL EXECUTION

IOWA DISTRICT COURT  
COURT CASE #EQCV024525  
FREMONT COUNTY

BENEFICIAL FINANCIAL I INC SUCCESSOR BY MERGER TO BENEFICIAL IOWA, INC., PLAINTIFF

VS.

SHARON D. ARMSTRONG, BERT A. ARMSTRONG, STATE OF IOWA, UNNAMED JUDGMENT CREDITORS, AND PARTIES IN POSSESSION, 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 in the NE ¼ NW ¼ of Section 12, Township 69 North, Range 40 West of the 5<sup>th</sup> P.M., in Fremont County, Iowa, more particularly described as follows:

Commencing at the North Quarter Corner of Section 12, Township 69 North, Range 40 West, Fremont County, Iowa; thence along Quarter Section line South 00°19'05" West 500.69 feet; thence North 89°07'50" West 413.26 feet; thence North 00°19'05" East 500.69 feet to Section line; thence South 89°07'50" East 413.26 feet to the point of beginning.

The above described tract of land contains 4.75 acres, more or less, inclusive of public road right-of-way, 4.44 acres, more or less, exclusive of public road right-of-way and is subject to recorded and unrecorded easements of record

(PROPERTY ADDRESS: 4144 170<sup>th</sup> Street Shenandoah, Iowa)

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

DATE OF SALE: April 30, 2013 TIME OF SALE: 10:30 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	\$	74,088.11	Interest	\$	21,841.23
Attorney Fees	\$	850.00	Abstract Cost	\$	500.00
<b>Together With the Original and Accrued Costs of suit</b>					

ATTORNEY: BOB SIDDENS  
515-274-6210

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KEVIN AISTROPE, FREMONT COUNTY SHERIFF