

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA
FREMONT COUNTY

SS: SPECIAL EXECUTION

IOWA DISTRICT COURT
COURT CASE # EQCV025372
FREMONT COUNTY

DITECH FINANCIAL LLC, PLAINTIFF

VS.

FLOYD EUGENE BELL AND GABRIELE ERIKA BELL, 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:

THE NORTH HALF OF LOT THREE (3), BLOCK EIGHT (8) IN THE TOWN OF TABOR, FREMONT COUNTY, IOWA.

(PROPERTY ADDRESS: 806 Main Street Tabor, Iowa)

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

DATE OF SALE: September 25, 2019 TIME OF SALE: 10:15 a.m.
PLACE OF SALE: Fremont Co. Sheriff's Office, 2814 200th 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	\$	60,573.85	Interest	\$	3,691.68
Attorney Fees	\$	2,300.00	Real Estate Taxes	\$	1,636.00
Hazard Insurance	\$	651.05	Process Service	\$	350.00
Filing Fee – Petition	\$	235.00	Title Commitment	\$	235.00
Property Inspection	\$	150.00	Late Charges	\$	72.15
NSF Charges	\$	30.00	First Class Mail	\$	8.00
Escrow Beginning Balance	\$	(454.93)	Payments	\$	(135.28)
Suspense Balance	\$	(14.43)			
Together with the original and accrued costs of suit					

ATTORNEY: BRYAN M. LOYA
515-223-7325 EXT 368

KEVIN AISTROPE, FREMONT COUNTY SHERIFF