

# NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA  
FREMONT COUNTY

SS: SPECIAL EXECUTION

IOWA DISTRICT COURT  
COURT CASE #EQCV024848  
FREMONT COUNTY

WELLS FARGO BANK, N.A., PLAINTIFF

VS.

MICHAEL R BRADLEY; CANDACE F BRADLEY; 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:

**SEE PAGE 2 FOR LEGAL DESCRIPTION**

**(PROPERTY ADDRESS: 2508 WASHINGTON STREET HAMBURG, IOWA)**

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

**DATE OF SALE: June 10, 2014 TIME OF SALE: 11:00 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.

<b>Judgment</b>	<b>\$</b>	<b>108,761.33</b>	<b>Interest</b>	<b>\$</b>	<b>9,586.79</b>
<b>Attorney Fees</b>	<b>\$</b>	<b>1,650.00</b>	<b>Property Insurance</b>	<b>\$</b>	<b>1,440.29</b>
<b>Real Estate Taxes</b>	<b>\$</b>	<b>728.00</b>	<b>Abstracting Costs</b>	<b>\$</b>	<b>225.00</b>
<b>PMI Ins Premiums</b>	<b>\$</b>	<b>381.85</b>	<b>Late Charges</b>	<b>\$</b>	<b>89.26</b>
<b>Property Inspections</b>	<b>\$</b>	<b>45.00</b>			

**Together With the Original and Accrued Costs of Suit**

**ATTORNEY: David M. Erickson**  
**515-288-2500**

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

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Wells Fargo Bank  
Vs  
Bradley et al

That part of Block 12 and 17 lying East of Highway 275 in Nuckoll's Addition to the City of Hamburg, situated in and being a part of the SE1/4 SW1/4 of Section 15, Township 67 North, Range 42 West of the 5th P.M., all in Fremont County, Iowa, subject to easement for highway purposes .

And

Parcel B, a parcel of land located in part of Block 11 of Nuckoll's Addition to the City of Hamburg, Fremont County, Iowa, said parcel being more fully described as follows:

Commencing at the Southwest Corner of said Block 11; thence N14°26'44"E along the Westerly line of said Block 11 a distance of 147.54 feet to the Point of Beginning; thence continuing N14°26'44"E along said Westerly line a distance of 43.87 feet to the beginning of a curve concave Southeasterly having a central angle of 28°26'01" and a radius of 681.20 feet; thence Northeasterly along said Westerly line and along a portion of said curve an arc length of 73.75 feet with a chord bearing and distance of N24°36'02" E 73.71 feet; thence S75°24'26"E along the Northerly line of said Block 11 a distance of 271.59 feet to the East line of said Block 11; thence S01°05'47" along said East line a distance of 49.45 feet; thence S14°26'44"W along said East line a distance of 68.38 feet; thence N75°24'26"W and parallel with the Southerly line of said Block 11 a distance of 296.00 feet to the Point of Beginning. Said parcel contains 0.78 acres more or less, and is subject to an easement for ingress and egress purposes as described in Book 81, page 747 of the records of the Fremont County Recorder's Office, Iowa, and is subject to all other easements of record.

Grantors reserve to themselves, their heirs, successors and assigns, a permanent and perpetual easement, for ingress and egress, over and across in the existing entrance and driveway located north of the residence on the above described property, heading easterly from the right of way of Highway 275 a distance of 250 feet, thence southerly to the south line of Parcel B above described.

Commonly known as: 2508 Washington Street, Hamburg, IA 51640

Parcel Number: 43043084000000 43043084100000 430430847000000