

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA
FREMONT COUNTY

SS: SPECIAL EXECUTION

IOWA DISTRICT COURT
COURT CASE # EQCV025150
FREMONT COUNTY

JP MORGAN CHASE BANK NATIONAL ASSOCIATION, PLAINTIFF

VS.

THERES M CROOK AND SPOUSE OF THERES M CROOK, IF ANY, 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:

Lot 4 of Block 40 in the City of Hamburg, Fremont County, Iowa, according to the recorded plat thereof

(PROPERTY ADDRESS: 1305 Park Street Hamburg, Iowa)

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

DATE OF SALE: December 1, 2016 TIME OF SALE: 10:00 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	\$	48,247.60	Interest	\$	10,843.85
Escrow Advances	\$	19,486.53	Attorney Fees	\$	1,350.00
Filing Cost Petition	\$	235.00	Abstract Cost	\$	225.00
Service Cost	\$	195.00	Property Preservation	\$	125.00
Filing Cost Praecipe	\$	50.00	Property Inspections	\$	28.00
Together with the original and accrued costs of suit					

ATTORNEY: BENJAMIN W. HOPKINS
515-222-9400

KEVIN AISTROPE, FREMONT COUNTY SHERIFF