

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA
FREMONT COUNTY

SS: **SPECIAL EXECUTION**

IOWA DISTRICT COURT
COURT CASE #EQCV024781
FREMONT COUNTY

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, PLAINTIFF

VS.

MICHAEL J DIXON; OLIVIA MAYE TRENT, 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 SE ¼ NE ¼ OF SECTION 25, TOWNSHIP 69 NORTH, RANGE 42 WEST OF THE 5TH P.M., FREMONT COUNTY, IOWA, CONTAINING 5 ACRES, MORE OR LESS, ACCORDING TO PLAT OF SURVEY RECORDED AS DOCUMENT 20031126 IN THE FREMONT COUNTY RECORDER'S OFFICE

(PROPERTY ADDRESS: 2044 300TH AVENUE SIDNEY, IOWA)

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

DATE OF SALE: December 4, 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	\$	143,407.23	Protective Advances	\$	4,939.74
Interest	\$	21,178.51	Attorney Fees	\$	1,150.00
Court Costs	\$	285.00	Service	\$	228.83
Abstracting	\$	200.00			
Together With the Original and Accrued Costs of Suit					

ATTORNEY: BENJAMIN W. HOPKINS
515-222-9400

KEVIN AISTROPE, FREMONT COUNTY SHERIFF