

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA
FREMONT COUNTY

SS: SPECIAL EXECUTION

IOWA DISTRICT COURT
COURT CASE # EQCV025357
FREMONT COUNTY

FIRSTNATIONAL BANK OF OMAHA, A NATIONAL BANKING ASSOCIATION, PLAINTIFF

VS.

ISRAEL DOWELL; SPOUSE OF ISRAEL DOWELL, IF ANY; KALYN M. DOWELL; SPOUSE OF KALYN M. DOWELL, IF ANY; 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:

Lot 18, Lyle Taylor Subdivision, a resubdivision of Lot 1, Lot 2, Lot 3 of Lot 3 and Lot 4 of Lot 3 of the SW ¼ SE ¼ of Section 26, Township 69 North, Range 42 West of the 5th P.M., City of Sidney, Fremont County, Iowa, according to the Plat recorded in Town Plat Book 2, Page 172.

(PROPERTY ADDRESS: 610 Birch Street Sidney, Iowa)

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

DATE OF SALE: July 11, 2019 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	\$	88,181.00	Interest	\$	4,817.00
Attorney Fees	\$	1,600.00	Funds Owed by Borrower	\$	963.08
Clerk of Court Filing Fee	\$	235.00	Late Charges	\$	163.26
Statewide Abstract & Title	\$	150.00	Service of Process	\$	71.00
Inspection Fee	\$	54.00			
Together with the original and accrued costs					

ATTORNEY: DONALD PAVELKA JR
402-898-7000

KEVIN AISTROPE, FREMONT COUNTY SHERIFF