NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA **IOWA DISTRICT COURT**
SS: **SPECIAL EXECUTION** **COURT CASE #EQCV024867**
FREMONT COUNTY **FREMONT COUNTY**

OCWEN LOAN SERVICING, LLC, PLAINTIFF

VS.

THOMAS R. EDEN AND PATTY L. EDEN; ARBOR BANK; U.S. BANK NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO U.S. BANK NATIONAL ASSOCIATION N.D., 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, a parcel of land located in part of the NE 1/4 SW 1/4 of Section 18, Township 68 North, Range 43 West of the 5th P.M., Fremont County, Iowa, said parcel being more fully described as follows: Commencing at the N 1/4 corner of said Section 18; thence S00°00'00" E along the East line of the NW 1/4 of said Section 18 and along a portion of the East line of the SW 1/4 of said Section 18 a distance of 4010.86 feet to the centerline of a county road; thence N79 55'55" W along said centerline a distance of 234.94 feet; thence N74°25'27" W along said centerline a distance of 92.75 feet to the point of beginning; thence continuing N74°25'27" W along said centerline a distance of 905.34 feet; thence N00°29'53" W a distance of 392.78 feet; thence N88°49'36"E a distance of 868.19 feet; thence S00°39'24"E a distance of 653.69 feet to the point of beginning, including presently established right-of-way and is subject to easements of record. Note: The East line of the SW 1/4 of said Section 18 is assumed to bear S00°00'00" E for this description AKA Parcel A: A Parcel of land located in part of the NE ¼ SW ¼ of Section 18, Township 68 North, Range 43 West of the 5th P.M., Fremont County, Iowa, according to Plat of Survey recorded in Book 10, page 82 in the Fremont County recorder's Office (PROPERTY ADDRESS: 1935 235TH STREET PERCIVAL, IOWA)

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

DATE OF SALE: **AUGUST 12, 2014** **TIME OF SALE:** **11:30 a.m.**
PLACE OF SALE: **Fremont Co. Sheriff's Office, 701 Cass 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	**$**	**106,188.50**	**Interest**	**$**	**13,473.65**
Protective Advances	**$**	**1,634.08**	**Atty Fee Balance**	**$**	**1,300.00**
Court Cost Balance	**$**	**285.00**	**Abstracting**	**$**	**200.00**
Service	**$**	**145.45**	**Late Fees**	**$**	**120.00**

Together With the Original and Accrued Costs of Suit

ATTORNEY: BENJAMIN W. HOPKINS
515-222-9400

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KEVIN AISTROPE, FREMONT COUNTY SHERIFF