

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA
FREMONT COUNTY

SS: SPECIAL EXECUTION

IOWA DISTRICT COURT
COURT CASE # EQCV025189
FREMONT COUNTY

FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, PLAINTIFF

VS.

CATHY L FERGUSON, STATE OF IOWA, IOWA DEPARTMENT OF HUMAN SERVICES, EVELYN FERGUSON FKA EVELYN LORRAINE FRUM, STATE OF IOWA, IOWA DEPARTMENT OF REVENUE AND FINANCE AND ALL OF THE UNKNOWN CLAIMANTS, INCLUDING BUT NOT LIMITED TO ALL OF THE UNKNOWN HEIRS, SPOUSES, ASSIGNEES, GRANTEEES, LEGATEES, DEVISEES AND BENEFICIARIES OF JEFFREY D FERGUSON, DECEASED, 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:

The E1/2 of Lots 7 and 8, Block 42, in the City of Hamburg, Fremont County, Iowa, according to the recorded plat thereof.

(PROPERTY ADDRESS: 103 G Street Hamburg, Iowa)

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

DATE OF SALE: July 13, 2017 TIME OF SALE: 10:30 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	\$	50,430.57	Interest	\$	4,005.39
Attorney Fees	\$	2,300.00	Escrow Advances	\$	743.89
Property Preservation	\$	619.80	Service Cost	\$	425.00
Filing Cost Petition	\$	235.00	Abstract Cost	\$	225.00
Guardian Ad Litem Cost	\$	175.00	Property Inspections	\$	94.00
Filing Cost Praeipce	\$	50.00	Late Charges	\$	45.00
Certified Mail	\$	14.12			
Together with the Original & Accrued Costs of Suit					

ATTORNEY: BENJAMIN W. HOPKINS
515-222-9400

KEVIN AISTROPE, FREMONT COUNTY SHERIFF