

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA
FREMONT COUNTY

SS: SPECIAL EXECUTION

IOWA DISTRICT COURT
COURT CASE #EQCV024824
FREMONT COUNTY

WELLS FARGO BANK, N.A., PLAINTIFF

VS.

DUANE HANKINS, BANK OF THE WEST SUCCESSOR BY MERGER TO COMMERCIAL FEDERAL BANK, BANK IOWA, IFR, INC., MIDLAND FUNDING, LLC, 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:

Commencing at the Southwest Corner of Section Thirty-five (35), Township Sixty-eight (68) North, Range Forty (40), West of the 5th P.M., in Fremont County, Iowa; thence S 88 degrees 36' E 544.2 feet to the point of beginning; thence S 88 degrees 36' E 770.2 feet; thence N 2 degrees 14' E 308.5 feet; thence N 87 degrees 36' W 775.3 feet; thence S 1 degrees 17' W 322.2 feet to the point of beginning, containing 5.69 acres, including present established road right-of-way in Fremont County, Iowa

(PROPERTY ADDRESS: 4113 270th Street, Farragut, Iowa)

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

DATE OF SALE: November 6, 2013 TIME OF SALE: 11:00 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.

| | | | | | |
|--------------------|----|-----------|----------------------|----|----------|
| Principal: | \$ | 34,809.16 | Interest: | \$ | 2,989.71 |
| Attorney's Fees: | \$ | 750.00 | Property Insurance: | \$ | 512.06 |
| Costs: | \$ | 447.60 | Real Estate Taxes | \$ | 309.00 |
| Abstracting Costs: | \$ | 225.00 | Property Inspections | \$ | 60.00 |
| Late Charges: | \$ | 12.48 | | | |

Together with Original & Accrued Costs of Suit

ATTORNEY: David M. Erickson
515-288-2500

KEVIN AISTROPE, FREMONT COUNTY SHERIFF