

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA

IOWA DISTRICT COURT

SS: SPECIAL EXECUTION

COURT CASE #EQCV024794

FREMONT COUNTY

FREMONT COUNTY

BANK OF AMERICA, N.A., PLAINTIFF

VS.

STEVEN R. HANSEN AND VICKI SUE LYONS FKA VICKI RICHARDSON-HANSEN AKA VICKI S. RICHARDSON-HANSEN; ROBERTA L. HANSEN; STATE OF IOWA, 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:

SEE PAGE 2 FOR LEGAL DESCRIPTION

(PROPERTY ADDRESS: 2605 210th Avenue Percival, Iowa)

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

DATE OF SALE: July 30, 2013 TIME OF SALE: 10:30 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.

Table with 4 columns: Item, Amount, Item, Amount. Judgment \$ 97,668.87, Interest \$ 10,543.46, Protective Advances \$ 4,014.36, Court Costs \$ 335.00, Attorney Fees \$ 900.00, Abstracting \$ 230.00, Services \$ 114.72

Together with the original and accrued costs of suit
ATTORNEY: BENJAMIN W. HOPKINS
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KEVIN AISTROPE, FREMONT COUNTY SHERIFF

**LEGAL DESCRIPTION:**

Parcel "B", a parcel of land located in part of Government Lot 4 of Section 32, Township 68 North, Range 43 West of the 5th Principal Meridian, Fremont County, Iowa, said parcel being more fully described as follows: Commencing at the Northeast corner of said Section 32; thence South 00 degrees 15'30" West along the East line of said Government Lot 4 a distance of 195.46 feet to the Point of Beginning; thence continuing South 00 degrees 15'30" West along said East line a distance of 210.00 feet; thence North 89 degrees 44'30" West a distance of 447.86 feet; thence North 00 degrees 15' 30" East a distance of 210.00 feet; thence South 89 degrees 44' 30" East a distance of 447.86 feet to the Point of Beginning.

Note: The North line of Government Lot 4 of said Section 32 is assumed to bear North 89 degrees 08'55" for this description. AKA Parcel "B", a parcel of land located in part of Government Lot 4 of Section 32, 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 Northeast corner of said Section 32; thence S00°15'30"W along the East line of said Government Lot 4 a distance of 195.46 feet to the Point of Beginning; thence continuing S00°15'30"W along said East line a distance of 210.00 feet; thence N89°44'30"W a distance of 447.86 feet; thence N00°15'30"E a distance of 210.00 feet; thence S89°44'30"E a distance of 447.86 feet to the Point of Beginning. Said parcel contains 2.16 acres, more or less, including presently established County Road right-of-way (0.16ac), and is subject to easements of record. Note: The North line of Government Lot 4 of said Section 32 is assumed to bear N89°08'55"E for this description.