

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA
FREMONT COUNTY

SS: SPECIAL EXECUTION

IOWA DISTRICT COURT
COURT CASE # EQCV025262
FREMONT COUNTY

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, PLAINTIFF

VS.

MARILYN I. MILLER, FREDRICK D. MILLER, AND SECRETARY OF HOUSING AND URBAN DEVELOPMENT,
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:

A tract of land in the South Half of the Southeast Quarter of the Southeast Quarter (S 1/2 SE1/4 SE1/4) of Section Twenty-Six (26), Township Sixty-Nine (69) North, Range Forty-Two (42) West of the 5th P.M., in Fremont County, Iowa, more particularly described as follows: Commencing at the Northwest Corner of the S 1/2 SE1/4 SE1/4 then South along the West line of the S 1/2 SE1/4 SE1/4 148.5 feet; thence East 381.81 feet; thence North 148.5 feet; thence West 381.81 feet to the point of beginning

(PROPERTY ADDRESS: 507 Rupp Road Sidney, Iowa)

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

DATE OF SALE: June 26, 2018 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	\$	50,850.64	Interest	\$	22,875.45
Pro Rata MIP/PMI	\$	5,191.76	Attorney Fees	\$	1,850.00
Property Preservation	\$	475.00	Insurance Advance	\$	331.00
Court Costs	\$	285.00	Property Inspection	\$	60.00
Together with the original and accrued costs of suit					

ATTORNEY: C. ANTHONY CRNIC
319-234-2530

KEVIN AISTROPE, FREMONT COUNTY SHERIFF