

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA
FREMONT COUNTY

SS: SPECIAL EXECUTION

IOWA DISTRICT COURT
COURT CASE # EQCV025152
FREMONT COUNTY

BANK OF AMERICA, N.A., PLAINTIFF

VS.

DUSTIN MORELAND; PARTIES IN POSSESSION; CAPITAL ONE BANK; TONI MORELAND, ET AL, 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 Northeast Quarter Northeast Quarter Section 28, Township 67 North, Range 40 West, Fremont County, Iowa, said parcel being described as follows: Commencing at the Southeast Corner of the Northeast Quarter Northeast Quarter of Section 28, Township 67 North, Range 40 West, Fremont County, Iowa; thence along Quarter Quarter Section line, North 89 degrees 05 minutes 46 seconds West 328.21 feet; thence North 00 degrees 05 minutes 14 seconds West 96.62 feet; thence North 89 degrees 54 minutes 45 seconds East 328.16 feet to the Section line; thence South 00 degrees 05 minutes 15 seconds East 102.30 feet to the point of beginning. Situated in Fremont County in the State of Iowa. Parcel A Northeast Quarter Northeast Quarter Section 28, Township 67 North, Range 40 West, Fremont County, Iowa, said parcel being described as follows: Commencing at the Northeast Corner of the Southeast Quarter Northeast Quarter of Section 28, Township 67 North, Range 40 West, Fremont County, Iowa; thence along Section line, South 00 degrees 05 minutes 15 seconds East 192.86 feet; thence South 89 degrees 54 minutes 45 seconds West 328.16 feet; thence North 00 degrees 05 minutes 14 seconds West 198.54 feet to Quarter Quarter Section line; thence South 89 degrees 05 minutes 46 seconds East 328.21 feet to the point of beginning. Situated in Fremont County in the State of Iowa (PROPERTY ADDRESS: 3125 400th Avenue Northboro, Iowa)

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

DATE OF SALE: September 27, 2017 TIME OF SALE: 11:00 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	\$	69,488.10	Interest	\$	30,868.51
Escrow Advanced	\$	14,896.76	Prop Insp/Main	\$	4,345.88
Attorney Fees	\$	2,300.00	Late Charges	\$	737.18
Title Commitment Fee	\$	250.00	Filing Fee – Pet	\$	235.00
BPO / Appraisal	\$	188.50	Process Service	\$	170.00
Publication	\$	158.14	Mailings	\$	9.48
Together with the original and accrued costs of suit					

ATTORNEY: EMILY BARTEKOSKE
913-663-7600

KEVIN AISTROPE, FREMONT COUNTY SHERIFF