

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA  
FREMONT COUNTY

SS: SPECIAL EXECUTION

IOWA DISTRICT COURT  
COURT CASE # EQCV025320  
FREMONT COUNTY

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, SUCCESSOR IDENTURE TRUSTEE TO JPMORGAN CHASE BANK, N.A. AS INDENTURE TRUSTEE ON BEHALF OF THE NOTEHOLDERS OF THE CWHEQ INC., CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2006-D, PLAINTIFF  
VS.

MARILYN J. MOZINGO AKA MARILYN MOZINGO, JODONN SHAVER AND SPOUSE OF JODONN SHAVER, IF ANY, 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 situated in the SW ¼ of Section 25, Township 69 North, Range 41 West of the 5<sup>th</sup> P.M., Fremont County, Iowa, said tract being described as follows: Commencing at the W ¼ corner of said Section 25, thence along Section line, South 00° 05` 54” East 323.46 feet to the point of beginning; thence North 89° 53` 46” East 33.13 feet to an IDOT right-of-way rail at Station 2331+00; thence along highway right-of-way, North 15° 03` 35” East 103.87 feet to IDOT right-of-way, Station 2332+00/60 foot right; thence continuing along right-of-way, North 00° 05` 45” West 95.70 feet to an IDOT right-of-way rail; thence North 47° 30` 40” East 91.51 feet to an IDOT right-of-way rail Station 1335+70/60 foot right; thence South 85° 31` 11” East 156.22 feet; thence South 00° 50` 40” East 222.32 feet; thence South 01° 21` 30” West 145.55 feet; thence South 85° 45` 52” West 282.86 feet to Section line; thence along Section line North 00° 05` 54” West 128.23 feet to the point of beginning**

(PROPERTY ADDRESS: 2056 350<sup>th</sup> Avenue Sidney, Iowa)

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

DATE OF SALE: September 11, 2019 TIME OF SALE: 10:30 a.m.  
PLACE OF SALE: Fremont Co. Sheriff's Office, 2814 200<sup>th</sup> 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	\$	15,072.77	Interest	\$	2,149.88
Service Cost	\$	555.00	Filing Cost	\$	235.00
Publication Cost	\$	221.14	Filing Cost Praecipe	\$	100.00
Late Charges	\$	37.28			
Together with the original and accrued costs of suit					

ATTORNEY: BENJAMIN HOPKINS  
515-222-9400

KEVIN AISTROPE, FREMONT COUNTY SHERIFF