

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA  
FREMONT COUNTY

SS: SPECIAL EXECUTION

IOWA DISTRICT COURT  
COURT CASE #EQCV024847  
FREMONT COUNTY

OCWEN LOAN SERVICING, LLC, PLAINTIFF  
VS.

GARY A. SMITH; WENDY SMITH; PARTIES IN POSSESSION; U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS MORTGAGE FUNDING TRUST 2006-SL4, MORTGAGE-BACKED CERTIFICATES, SERIES 2006-SL4, ITS SUCCESSORS OR ASSIGNS, 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:

**The South Half (S1/2) of Lot 5, all of Lots 6 and 7, and the South Half (S1/2) of Lot 8 all in Block 166, in the City of Hamburg, Fremont County, Iowa. A tract of land in the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 21, Township 67 North, Range 42 West of the 5<sup>th</sup> P.M., in Fremont County, Iowa, described as follows: Commencing at a point on the East Section line at the Southwest corner of Block 166, in the City of Hamburg, Iowa, which point is located 1012.4 feet South of the Northeast corner of said Section 21, thence North along the Section line which is also the corporation limits of the City of Hamburg, Iowa, to a point which is the Northwest corner of the South Half (S1/2) of Lot 8 in said Block 166, of the City of Hamburg, Iowa, thence West 14° North to the East line of the road known as Carpenter Road thence in a Southerly and Easterly direction following the East line and the North line of said Carpenter's road to the place of beginning**

(PROPERTY ADDRESS: 1901 Bluff Street, Hamburg, Iowa)

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

DATE OF SALE: June 25, 2014 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.

Judgment	\$	70,046.98	Interest	\$	10,275.17
Escrow Advanced	\$	2,206.11	Attorney Fees	\$	1,900.00
Late Charges	\$	340.40	Property Preservation	\$	235.00
Title Evidence	\$	200.00	Filing Fee	\$	185.00
Property Inspections	\$	110.00	Service/Publication Fee	\$	103.80
Lis Pendens	\$	50.00	Special Execution Fee	\$	50.00
Suspense	\$	(78.60)			

Together With The Original And Accrued Costs of Suit

ATTORNEY: DOUGLAS J. MIZER  
515-223-7325, EXT 372

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KEVIN AISTROPE, FREMONT COUNTY SHERIFF