

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA
FREMONT COUNTY

SS: SPECIAL EXECUTION

IOWA DISTRICT COURT
COURT CASE # EQCV025227
FREMONT COUNTY

**GREAT WESTERN BANK, A BANK CHARTERED UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA,
PLAINTIFF**

VS.

TWR Real Estate, LLC, Parties in Possession of 701 Main St., Hamburg, Iowa, if any, real names unknown; Parties in Possession of 604 Main St., Hamburg, Iowa, if any, real names unknown; and Parties in Possession of 605 Main St., Hamburg, Iowa, if any, real names unknown, 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:

Lots 7, 8, 9, 10, 11 and 12, Block 129, City of Hamburg, Fremont County, Iowa (the (commercial) "Property") which (Commercial) Property is commonly known as 701 Main Street, Hamburg, Iowa 51640 and Lot 7 and the South 15 feet of Lot 6, Block 2, Phelps Addition to the City of Hamburg, Fremont County, Iowa, according to the recorded plat thereof. (the "1st Residential Property") which 1st Residential Property is commonly known as 604 Main Street, Hamburg, Iowa 51640; and Parcel C in Block 134 and Block 3 in Phelps' Addition to the City of Hamburg, Fremont County, Iowa, which parcels are more fully described in Plat of Survey recorded October 2, 1997, in Book 8 at Page 57 in the records of the Fremont County Recorder. More fully described as: A parcel of land located in part of Lot 3 in Block 3 of Phelps Addition to the City of Hamburg, Fremont County, Iowa, and in part of Block 134 of the Original Town of Hamburg, Fremont County, Iowa, said parcel being more fully described as follows: Commencing at the Southeasterly Corner of Lot 1 in Block 3 of said Phelps Addition; thence N14°00'00"E along the Easterly line of said Block 3 a distance of 101.00 feet to the Point of Beginning; thence N75°51'48"W parallel with and 1.00 foot Northerly of the Northerly line of Lot 2 in said Block 3 a distance of 98.26 feet; thence N14°00'00"E parallel with the Easterly line of said Block 3 a distance of 60.85 feet; thence S75°56'25"E a distance of 98.26 feet to the Easterly line of said Block 3; thence S14°00'00"W along the Easterly line of said Block 3 a distance of 60.98 feet to the Point of Beginning. Said parcel contains 0.14 acres, more or less, and is subject to easements of record. NOTE: The Easterly line of Block 3 of said Phelps Addition is assumed to bear N14°00'0" E for this description. (the "2nd Residential Property") which 2nd Residential Property is commonly known as 605 Main Street, Hamburg, Iowa 51640

(PROPERTY ADDRESSES: 701 Main Street; 604 Main Street; 605 Main Street Hamburg, Iowa)

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

DATE OF SALE: March 1, 2018 TIME OF SALE: 10:15 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.

Total Judgements	\$340,767.11	Total Interest	\$ 30,629.00
Total Real Estate Taxes Paid	\$ 31,855.95	Total Force Placed Ins	\$ 958.01
Attorney Fees	\$ 3,080.00	3 Title Reports	\$ 670.00
Petition & Lis Pendens Filings	\$ 235.00	Certified Mailings	\$ 137.76
Service Fees – Fremont Co	\$ 70.80	Service Fees – Pott Co	\$ 35.00
Together with the original and accrued costs of suit			

ATTORNEY: CAMILLE HAWK
402-330-6300

KEVIN AISTROPE, FREMONT COUNTY SHERIFF