

# NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA  
FREMONT COUNTY

SS: SPECIAL EXECUTION

IOWA DISTRICT COURT  
COURT CASE #EQCV024871  
FREMONT COUNTY

JP MORGAN BANK, NATIONAL ASSOCIATION, PLAINTIFF

VS.

PAUL R. VOJCHEHOSKE, JR.; DEBRA A. VOJCHEHOSKE; PARTIES IN POSSESSION, 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 parcel of land located in part of the Southeast ¼ Southwest ¼ of Section 16, Township 67 North, Range 41 West of the 5<sup>th</sup> Principal Meridian, Fremont County, Iowa, said parcel being more fully described as follows: Commencing at the Southwest Corner of said Southeast ¼ Southwest ¼ and the point of beginning; thence North 00 degrees 28 minutes 12 seconds West along the West line of said Southeast ¼ Southwest ¼ a distance of 1117.43 feet; thence South 89 degrees 46 minutes 40 seconds East a distance of 460.28 feet; thence South 00 degrees 28 minutes 12 seconds East a distance of 1117.43 feet to the South line of said Southeast ¼ Southwest ¼, thence North 89 degrees 46 minutes 40 seconds West along said South line a distance of 460.28 feet to the point of beginning. Said parcel contains 11.81 acres, more or less, including presently established county road right of way (0.35 acres) and is subject to easements of record. NOTE: The South line of Southeast ¼ of said Section 16 is assumed to bear North 89 degrees 18 minutes 18 seconds West for this description

(PROPERTY ADDRESS: 3335 300<sup>th</sup> STREET HAMBURG, IOWA)

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

**DATE OF SALE:** December 4, 2013                      **TIME OF SALE:** 9:00 a.m.  
**PLACE OF SALE:** Fremont Co. Sheriff's Office, 701 Cass St., Sidney, Iowa

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 \_\_\_\_\_.

This sale not subject to redemption.

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.

<b>Judgment</b>	\$	<b>66,583.30</b>	<b>Interest</b>	\$	<b>6,676.30</b>
<b>Escrow Advanced</b>	\$	<b>1,697.36</b>	<b>Attorney Fees</b>	\$	<b>900.00</b>
<b>Costs</b>	\$	<b>235.00</b>	<b>Serv/Publication Fee</b>	\$	<b>235.34</b>
<b>Title Evidence</b>	\$	<b>200.00</b>	<b>Property Inspections</b>	\$	<b>154.00</b>
<b>Late Charges</b>	\$	<b>93.36</b>	<b>Special Execution Fee</b>	\$	<b>50.00</b>

**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