

# NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA  
FREMONT COUNTY

SS: SPECIAL EXECUTION

IOWA DISTRICT COURT  
COURT CASE #EQCV024  
FREMONT COUNTY

WELLS FARGO BANK, N.A., PLAINTIFF

VS.

JAMES ZAIGER; THERESA ZAIGER N/K/A THERESA L IVERSON; AND 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:

**Parcel "A":** A parcel of land located in part Outlot 1 of the Subdivision Outlots 1, 2 and 3 of the NW ¼ of Section 3, Township 70 North, Range 42 West of the 5<sup>th</sup> P.M. in the Town of Tabor, Fremont County, Iowa, said parcel being more fully described as follows: Commencing at the northeast corner of said Outlot 1 and the point of beginning; thence South 89°58'00" West along the north line of said Outlot 1 a distance of 161.30 feet to the northwest corner of said Outlot 1; thence South 00°02'40" East along the west line of said Outlot 1 a distance of 182.28 feet; thence South 88°38'31" East a distance of 161.72 feet to the east line of said Outlot 1; thence North 00°09'34" West along said east line a distance of 186.20 feet to the point of beginning including presently established street right of way and is subject to easements of record. NOTE: The north line of Outlot 1 of the Subdivision of Outlots 1, 2 and 3 and the NW ¼ of said Section 3 is assumed to bear South 89°58'00" West for this description.

(PROPERTY ADDRESS: 608 Orange Street Tabor, 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: 9:30 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.

Judgment	\$	69,952.67	Interest	\$	4,533.41
Attorney Fees	\$	1,300.00	Costs	\$	421.30
Abstracting Costs	\$	225.00	PMI/MIP Insurance	\$	158.88
Tax Disbursement	\$	37.27	Late Charges	\$	25.17

Together with the original and accrued costs of suit

ATTORNEY: DAVID M. ERICKSON  
515-288-2500

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KEVIN AISTROPE, FREMONT COUNTY SHERIFF