

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA
FREMONT COUNTY

SS: SPECIAL EXECUTION

IOWA DISTRICT COURT
COURT CASE # EQCV025839
FREMONT COUNTY

FREEDOM MORTGAGE CORPORATION, PLAINTIFF

VS.

DAWAYNE S. BELAIRE, JR. ; NICOLE BELAIRE A/K/A NICOLE R. BELAIRE ; PARTIES IN POSSESSION ; STATE OF IOWA, 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 NORTH 18 FEET OF LOT 72, ALL OF LOT 73 AND THE SOUTH 10 FEET OF LOT 74 IN THE TOWN OF FARRAGUT, FREMONT COUNTY, IOWA, ACCORDING TO THE RECORDED PLAT THEREOF

(PROPERTY ADDRESS: 505 Mobile Avenue Farragut , Iowa)

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

DATE OF SALE: April 28, 2026 TIME OF SALE: 10:15 a.m.
PLACE OF SALE: Fremont Co. Sheriff's Office, 2814 200th 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	\$	147,064.62	Interest	\$	10,068.91
Attorney Fees	\$	3,200.00	Escrow Advanced	\$	1,018.48
Title Commitment	\$	325.00	Process Service	\$	307.80
Filing Fee – Petition	\$	255.00	PMI/MIP Fees	\$	214.45
Accrued Late Charges	\$	151.24	Property Inspection	\$	80.00
Certified Mail	\$	9.73	First Class Mail	\$	3.70
Together with the original and accrued costs of suit					

ATTORNEY: Emily Bartekoske
515-223-7325 ext 369

KEVIN AISTROPE, FREMONT COUNTY SHERIFF