

# NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA  
FREMONT COUNTY

SS: SPECIAL EXECUTION

IOWA DISTRICT COURT  
COURT CASE # EQCV025424  
FREMONT COUNTY

BANK OF AMERICA, N.A., PLAINTIFF

VS.

PARTIES IN POSSESSION; MONA CHARLENE BROWNFIELD; BRANDY BROWNFIELD; UNKNOWN SPOUSE, IF ANY, OF BRANDY BROWNFIELD; MANDY GILLESPIE; UNKNOWN SPOUSE, IF ANY, OF MANDY GILLESPIE, 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:

**LOT 6 IN WILLOW LANE ADDITION TO THE CITY OF SIDNEY, FREMONT COUNTY, IOWA, ACCORDING TO THE RECORDED PLAT THEREOF.**

(PROPERTY ADDRESS: 1030 Willow Lane Sidney, Iowa 51652)

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

DATE OF SALE: **October 6, 2021** TIME OF SALE: **10:00 a.m.**  
PLACE OF SALE: **Fremont Co. Sheriff's Office, 2814 200<sup>th</sup> 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.

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|--|----|-----------|---------------------|----|-----------|
| Judgment   | \$ | 71,420.59 | Interest            | \$ | 11,243.09 |
| Escrow Advanced                                      | \$ | 2,906.01  | Attorney Fees       | \$ | 2,450.00  |
| Process Service                                      | \$ | 445.00    | Filing Fee Petition | \$ | 235.00    |
| Title Commitment/Fee                                 | \$ | 235.00    | Property Inspection | \$ | 105.00    |
| First Class Mail                                     | \$ | 6.50      |                     |    |           |
| Together with the original and accrued costs of suit |    |           |                     |    |           |

ATTORNEY: EMILY BARTEKOSKE  
515-223-7325 EXT 369

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KEVIN AISTROPE, FREMONT COUNTY SHERIFF