NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA **IOWA DISTRICT COURT**

SS: **SPECIAL EXECUTION** **COURT CASE # EQCV025912**

FREMONT COUNTY **FREMONT COUNTY**

FREEDOM MORTGAGE CORPORATION, PLAINTIFF

VS.

DESTINEY G'SCHWIND-PERKINS, CRISTIAN RODRIGUEZ DE PAZ, SPOUSE OF CRISTIAN RODRIGUEZ DE PAZ AND UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, 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 West 60 feet of the East 167 feet of Lot 1 of Out Lot 5 in the City of Sidney, Fremont County, lowa more particularly described as follows: Commencing at a point 107 feet West of the Northeast corner of said Out Lot 5, thence running South 265 feet, thence West 60 feet, thence North 265 feet, thence East 60 feet to the place of beginning; ALSO, that part of Out Lot 5 in the City of Sidney, Fremont County, lowa, more fully described as follows: Commencing at a point 167 feet West of the Northeast Corner of said Out Lot 5 and the Point of Beginning; thence S90°00`00"W along the South right of way line of Clay Street a distance of 6.58 feet; thence S00°62`24"E a distance of 265.87 feet; thence S89°59`50"E a distance of 8.12 feet to the West line of the East 167 feet of Lot 1 of said Out Lot 5; thence N00°26`19"W along said West line a distance of 265.97 feet to the Point of Beginning. (PROPERTY ADDRESS: 208 Clay Street Sidney, Iowa)

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

DATE OF SALE: **December 22, 2026** **TIME OF SALE:** **10:00 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.

Judgment	**$**	**187,710.70**	**Interest**	**$**	**16,907.89**
Escrow Balance	**$**	**4,944.77**	**Attorney Fees**	**$**	**2,390.00**
Service of Process Cost	**$**	**915.00**	**Appraisal**	**$**	**617.00**
Title Costs	**$**	**400.00**	**Filing Costs**	**$**	**255.00**
Late Charges	**$**	**216.60**	**Property Inspection**	**$**	**180.00**
Mailing Costs	**$**	**71.62**			

Together with the original and accrued costs of suit

ATTORNEY: **JANELLE G EWING**
801-355-2886

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KEVIN AISTROPE, FREMONT COUNTY SHERIFF