

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA

SS:

SPECIAL EXECUTION

FREMONT COUNTY

IOWA DISTRICT COURT

COURT CASE # EQCV025899

FREMONT COUNTY

NEWREZ LLC, PLAINTIFF

VS.

AARON M JANSEN; ALLISON J ZADINA, 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:

Part of a tract of land located in Lot 2 and Lot 7 of the S NE of Section 27, Township 69 North, Range 42 West of the 5th P.M., according to Government and Irregular Surveys, in Fremont County, Iowa, more particularly described as follows: Commencing at a point 490 feet North of the SE corner of said Lot 2, thence West 133 feet, thence North 90 feet, thence East 133 feet, thence South 90 feet to the place of beginning, subject to the rights of the public way across East side of said tract

(PROPERTY ADDRESS: 1306 Maple Street Sidney , Iowa 51652)

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

DATE OF SALE: October 7, 2026 TIME OF SALE: 10:15 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	\$	147,022.39	Interest	\$	12,344.39
Attorney Fees	\$	3,200.00	Escrow Account Deficit	\$	2,809.71
Unapplied Balance	\$	650.00	Corporate Advances	\$	285.00
Together with the original and accrued costs of suit					

ATTORNEY: MATTHEW E LAUGHLIN
 515-288-2500

KEVIN AISTROPE, FREMONT COUNTY SHERIFF