

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA

SS:

SPECIAL EXECUTION

IOWA DISTRICT COURT

COURT CASE # EQCV025873

FREMONT COUNTY

FREMONT COUNTY

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BNC MORTGAGE LOAN TRUST 2006-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-1, PLAINTIFF

VS.

SPOUSE OF FRED L. MILES; CITIZENS BANK; LEDERMAN BONDING COMPANY; ESTATE RECOVERY PROGRAM; ALL KNOWN AND UNKNOWN CLAIMANTS AND ALL PERSONS KNOWN OR UNKNOWN CLAIMING ANY RIGHT, TITLE OR INTEREST AND ALL OF THEIR HEIRS, SPOUSES, ASSIGNS, GRANTEES, LEGATEES, DEVISEES AND ALL BENEFICIARIES OF EACH AND ALL THE ABOVE-NAMES DEFENDANTS, INCLUDING BUT NOT LIMITED TO ALL CREDITORS, HEIRS, SPOUSES, ASSIGNS, GRANTEES, LEGATEES, AND DEVISEES OF FRED L. MILES 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:

Lots 904, 905, 913, 914, and 915; also, that part of One-half of Apple Avenue adjoining the West boundary of Lots 913, 914, 915, all in the Town of Riverton, Fremont County, Iowa according to the recorded plat thereof, excepting therefrom that portion taken by Iowa State Highway Commission for Highway purposes, and that portion conveyed to the City of Riverton by a Warranty Deed dated October 25, 1920, and filed June 5, 1974, in Book 69, Page 425

(PROPERTY ADDRESS: 811 Barley Avenue Riverton, Iowa 51650)

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: 10:00 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	\$	22,919.46
Attorney Fees	\$	3,200.00
Corporate Advances	\$	367.00
Together with the original and accrued costs of suit		

Interest	\$	2,686.67
Escrow Account Deficit	\$	844.00
Abstracting Costs	\$	250.00

ATTORNEY: MATTHEW J LAUGHLIN
515-288-2500

KEVIN AISTROPE, FREMONT COUNTY SHERIFF