

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA

SS:

SPECIAL EXECUTION

IOWA DISTRICT COURT

COURT CASE # EQCV025496

FREMONT COUNTY

FREMONT COUNTY

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, PLAINTIFF

VS.

KELLY R SLATER; HEATHER L SLATER N/K/A HEATHER LEWIS; PARTIES IN POSSESSION; THE UNKNOWN SPOUSE OF, IF ANY, OF KELLY R SLATER; THE UNKNOWN SPOUSE OF, IF ANY, OF HEATHER L SLATER; CAPITAL ONE BANK USA, N.A.; RED CREDIT SOLUTIONS LLC, 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:

Commencing at the SW corner of Lot 2, N1/2, NW1/4, Sec. 26, T69N, R42W of the 5th P.M., Iowa; thence S 89°35' E 13.9 ft to the point of beginning; thence S 89°35' E 188.8 ft.; thence N 2°11' E 146.8 ft.; thence N 84°02' W 76.2 ft.; thence N 64°00' W 57.2 ft.; thence N 88°47' W 61.5 ft.; thence S 9°53' E 20.9 ft.; thence S 3°17' W 159.5 ft. to the point of beginning, Fremont County, Iowa.

(PROPERTY ADDRESS: 1305 Illinois Street Sidney, Iowa)

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

DATE OF SALE: August 25, 2021 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	\$	79,975.82	Interest	\$	6,844.68
Escrow Advanced	\$	2,909.41	Property Inspection	\$	2,569.75
Attorney Fees	\$	2,450.00	Process Service	\$	400.00
Escrow Shortage	\$	330.95	Filing Fee	\$	255.00
Title Commitment Fee	\$	235.00	Accrued Late Charges	\$	192.06
Publication	\$	164.61	Insufficient Funds	\$	120.00
Regular Process Service	\$	25.00	First Class Mail	\$	10.04
Certified Mail	\$	7.00			
Together with the original and accrued costs of suit					

ATTORNEY: ANDI K. DYAR
913-663-7600

KEVIN AISTROPE, FREMONT COUNTY SHERIFF