

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA

FREMONT COUNTY

SS:

SPECIAL EXECUTION

IOWA DISTRICT COURT

COURT CASE # EQCV025751

FREMONT COUNTY

NATIONSTAR MORTGAGE LLC, PLAINTIFF

VS.

DWAYNE LEE WARD; SPOUSE OF DWAYNE LEE WARD, 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 8 in U.D. Coy's Second Addition to the Town of Farragut, Fremont County, Iowa, according to the recorded plat thereof

(PROPERTY ADDRESS: 1101 Tecumseh Avenue Farragut, Iowa 51639)

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

DATE OF SALE: June 11, 2025

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 \$ 31,537.70

Attorney's Fees \$ 2,994.00

Escrow Account Deficit \$ 1,796.86

Other Fees \$ 15.00

Together with the original and accrued costs of suit

Interest \$ 4,148.70

Corporate Advances \$ 2,850.00

Late Charges \$ 92.65

ATTORNEY: MICHAEL E LAUGHLIN

515-288-2500

KEVIN AISTROPE, FREMONT COUNTY SHERIFF