

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA
FREMONT COUNTY

SS: SPECIAL EXECUTION

IOWA DISTRICT COURT
COURT CASE # EQCV025770
FREMONT COUNTY

LOAN CARE, LLC, PLAINTIFF

VS.

ROBERT W. BOWERY AND ROSE E. BOWERY RECOVERABLE TRUST DATED JANUARY 18, 1999; STATE OF IOWA, DEPARTMENT OF REVENUE; UNKNOWN SPOUSE, IF ANY, OF ROSE E. BOWERY; PARTIES IN POSSESSION, ET AL, 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 South Quarter Corner, Section 23, Township 69 North, Range 40 West of the 5th P.M., Fremont County, Iowa; thence East 343.0 feet along the South line of said Section 23 to the point of beginning; thence East 308.0 feet along the South line of Section 23; thence North 282.0 feet; thence West 308 feet; thence South 282.0 feet to the point of beginning, all in Fremont County, Iowa

(PROPERTY ADDRESS: 4065 Airport Rd Shenandoah, Iowa 51601)

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

DATE OF SALE: April 29, 2025 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	\$	36,443.50	Interest	\$	2,169.61
Escrow Advanced	\$	2,878.26	Attorney Fees	\$	2,700.00
Property Inspection/Maintenance	\$	1,641.51	Filing Fee – Petition	\$	255.00
Title Commitment	\$	250.00	Publication – Notice of Suit	\$	174.77
Process Service – Regular Fee	\$	147.90	Accrued Late Charges	\$	76.25
Insufficient Funds Charge (NSF)	\$	30.00	Certified Mail – Automated	\$	8.16
Together with the Original & Accrued Costs of Suit					

ATTORNEY: Richard Reinblatt
402-342-4644 ext353

KEVIN AISTROPE, FREMONT COUNTY SHERIFF