

**Notice of Sheriff's Levy and Sale
IN THE IOWA DISTRICT COURT IN AND FOR CEDAR COUNTY**

STATE OF IOWA
CEDAR COUNTY

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Iowa District Court Cedar County

Case #: ECV036717

Civil #: 23-000133

AMERICAN TRUST & SAVINGS BANK
VS
ZAIM A TIKA, ET. AL.

Special Execution

General Execution

Other

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
 Personal Property
 Described Below
 On attached sheet

To satisfy the judgment. The Property to be sold is

LOT 3, THE NORTH 30 FEET OF LOT 2 AND ALSO BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, THENCE NORTH 20 FEET, THENCE EAST 10 FEET, THENCE SOUTHWESTERLY TO THE POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF LOT 2, ALL IN BLOCK 5, PETERSEN'S ADDITION TO LOWDEN, CEDAR COUNTY, IOWA

Property Address: 805 MCKINLEY AVE, LOWDEN, IOWA 52255

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

Sale Date Sale Time Place of Sale

04/11/2023 09:00 CEDAR COUNTY LAW ENFORCEMENT CENTER, 711 E SOUTH ST, TIPTON, IA 52772

Homestead: Defendant is advised that if the described real estate includes the homestead (which must not exceed 1/2 acre if within a city or town plat, or, if rural, 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.

#1 INTEREST ON PRINCIPAL @ 3.25% FROM 12/5/2022 – 4/11/2023 127 DAYS

#2 INTEREST ON PRINCIPAL FROM 12/5/2022 – 4/11/2023 AT 12%

Judgment Amount \$ 144,288.65	Costs \$ 22,365.94	Accruing Costs PLUS	Interest \$ 73,876.37	Sheriff's Fees Pending	Attorney LAURA M HYER PO BOX 2804 CEDAR RAPIDS, IA 52406 (319)861-8742
Date 03/01/2023	WARREN M. WETHINGTON CEDAR COUNTY SHERIFF				