

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 #: **CVCV036885**

Civil #: **23-000624**

AMERICAN WAYGU BREEDERS
VS
ERIC BAILEY AND SARAH BAILEY

- 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

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTY (80) NORTH, RANGE FOUR (4) WEST OF THE 5TH P.M. THAT LIES EAST OF THE RAILROAD RIGHT OF WAY, CEDAR COUNTY, IOWA.
 PARCEL NO.: 015009314000050

Property Address: **44 ACRES ON BAKER AVE, WEST BRANCH, IOWA 52358**

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

Sale Date Sale Time Place of Sale

01/02/2024 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 1/2/2025
- 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.

PLUS INTEREST ON \$460,000.00 @ \$90.99 PER DIEM FOR 74 DAYS @ \$6,642.27 INTEREST FROM 10-21-23 - 1-2-2024, 74 DAYS

Judgment Amount	Costs	Accruing Costs	Interest	Sheriff's Fees	Attorney
\$ 460,000.00	\$ 145,918.65	PLUS	\$ 0.00	Pending	DOUGLAS R LINDSTROM JR 220 N MAIN STREET, SUITE 6 DAVENPORT, IA 52801 (563)324-3246
Date	WARREN M. WETHINGTON				
11/01/2023	CEDAR COUNTY SHERIFF				

ORIGINAL