

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

STATE OF IOWA  
CEDAR COUNTY

}

Iowa District Court Cedar County

Case #: **EQCV037101**

Civil #: **25-000455**

GREENSTATE CREDIT UNION

VS

MICHAEL SEMOTAN; UNKNOWN SPOUSE OF MICHAEL SEMOTAN, IF  
ANY; ELIZABETH M SEMOTAN; AND ANY AND ALL UNKNOWN PARTIES IN  
POSSESSION OF THE REAL PROPERTY LOCATED AT 406 W 5TH ST,  
TIPTON, IA 52772

- ☒ 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

LOTS 1 AND 2, BLOCK 73, STARR'S ADDITON TO TIPTON, CEDAR COUNTY, IOWA, EXCEPT THE WEST 50 FEET THEREOF AND LOT 1 OF AMENDED LOT J, LOCATED IN BLOCK 73 AND VACATED SPRUCE STREET, STARR'S ADDITION TO TIPTON, CEDAR COUNTY, IOWA, AS SHOWN IN PLAT BOOK G ON PAGE 111 IN THE CEDAR COUNTY RECORDER'S OFFICE.

(PLUS INTEREST ON \$85,720.41 @ 3.175% FOR 419 DAYS @ \$7.46 PER DAY OR \$3,125.74 IN INTEREST)

Property Address: **406 W 5TH ST, TIPTON, IA 52772**

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

Sale Date    Sale Time    Place of Sale

**09/09/2025    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.

Judgment Amount	Costs	Accruing Costs	Interest	Sheriff's Fees	Attorney
\$ 85,720.41	\$ 6,597.50	PLUS	\$ 0.00	Pending	CHRISTOPHER E PECH PO BOX 800 NORTH LIBERTY, IA 52317 (319)248-7164
Date	WARREN M. WETHINGTON				
07/23/2025	CEDAR COUNTY SHERIFF				