

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 #: **EQCV036937**

Civil #: **23-000684**

LAKEVIEW LOAN SERVICING, LLC
VS
ADAM A FAIR AND PARTIES IN POSSESSION

- 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 4 IN LOT 16 OF J.W. WITTER'S ADDITION TO WEST BRANCH, CEDAR COUNTY, IOWA, AS RECORDED IN MISCELLANEOUS RECORD BOOK 23, PAGE 93, OF THE CEDAR COUNTY RECORDER'S OFFICE, EXCEPT THE NORTH 100.00 FEET THEREOF

Property Address: **404 N MAPLE STREET, 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

02/06/2024 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 _____
- 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 121,676.57 @ 3.5% FOR 139 DAYS, \$11.67 PER DAY TOTAL \$1621.80

Judgment Amount	Costs	Accruing Costs	Interest	Sheriff's Fees	Attorney
\$ 121,676.57	\$ 8,808.06	PLUS	\$ 7,674.37	Pending	BENJAMIN W HOPKINS
Date	WARREN M. WETHINGTON				1350 NW 138TH STREET, SUI
12/12/2023	CEDAR COUNTY SHERIFF				CLIVE, IA 50325
					(515)222-9400