

**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 #: **EQCV037043**

Civil #: **24-000602**

LAKEVIEW LOAN SERVICING LLC

VS

HELEN I TIMM; UNKNOWN HEIRS, DEVISEES, CREDITORS, AND OTHER CLAIMANTS WITH AN INTEREST IN THE PROPERTY OF MERLYN L TIMM, DECEASED; UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT; STATE OF IOWA, DEPARTMENT OF REVENUE; UNKNOWN SPOUSE, IF ANY, OF HELEN I TIMM; 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 FIVE (5), IN BLOCK FORTY-ONE (41) IN THE ORIGINAL TOWN, NOW CITY OF TIPTON, CEDAR COUNTY, IOWA

PLUS INTEREST ON \$51,887.77 @ 3.5% FOR 485 DAYS. \$ 9.98 PER DAY OR \$2,413.14

Property Address: **109 WALNUT STREET, TIPTON, IOWA 52772**

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

Sale Date    Sale Time    Place of Sale

**12/03/2024    09:00    CEDAR COUNTY LAW ENFORCEMENT CENTER, 711 E SOUTH ST, TIPTON, IA 52772**

**ORIGINAL**

- 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 \$ 51,887.77	Costs \$ 5,347.28	Accruing Costs PLUS	Interest \$ 0.00	Sheriff's Fees Pending	Attorney EMILY BARTEKOSKE 4601 WESTOWN PKWAY, SUITE 100 WEST DES MOINES, IA 50266 (515)223-7325
Date 10/15/2024	WARREN M. WETHINGTON CEDAR COUNTY SHERIFF				