

**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 #: **EQCV037133**

Civil #: **25-000394**

LAKEVIEW LOAN SERVICING LLC  
VS

RYAN STANTON A/K/A RYAN J STANTON; STEFANIE STANTON; UNITED  
STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT; STATE OF IOWA, DEPARTMENT OF REVENUE; PARTIES  
IN POSSESSION, FIRST NATIONAL BANK OF OMAHA

- ☒ 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 19, CEDAR ADDITION PART TWO, WEST BRANCH, CEDAR COUNTY, IOWA

Property Address: **111 SCOTT DRIVE, 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

**08/12/2025    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.

Plus interest on \$222,061.45 @ 3.125% interest from 2-1-24 -  
8-1-25 = 408 days

Judgment Amount	Costs	Accruing Costs	Interest	Sheriff's Fees	Attorney
\$ 222,061.45	\$ 9,694.51	PLUS	\$ 0.00	Pending	RICHARD REINBLATT
Date					10855 W DODGE RD, STE 250
06/30/2025	CEDAR COUNTY SHERIFF				OMAHA, NE 68154
					(402)342-4644