

Notice of Sheriff's Levy and Sale

STATE OF IOWA	}		Iowa District Court
	}	ss.	COURT CASE # EQCV502574
Calhoun County	}		Calhoun County

LAKEVIEW LOAN SERVICING, LLC	(X)	Special Execution
PLAINTIFF		
VS	()	General Execution
JONATHAN EDWIN FROST, DANA TRISHA ADAMS, UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE, LAURA MARIE FROST, STATE OF IOWA, IOWA DEPARTMENT OF HUMAN SERVICES,	()	Other
DEFENDANT (Judgment Debtor)		

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 to satisfy the judgment. The property to be sold is described below:

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWELVE (12), TOWNSHIP EIGHTY-SIX (86) NORTH, RANGE THIRTY-ONE (31) WEST OF THE 5TH P.M., CALHOUN COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTHEAST (SE) CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION TWELVE (12), THENCE RUNNING DIRECTLY DUE NORTH (N) A DISTANCE OF 482 1/2 FEET, THENCE RUNNING DIRECTLY DUE WEST (W) A DISTANCE OF 269 FEET, THENCE RUNNING DIRECTLY DUE NORTH (N) A DISTANCE OF 185 1/2 FEET, THENCE RUNNING DIRECTLY DUE WEST (W) A DISTANCE OF 200 FEET, THENCE RUNNING DIRECTLY DUE SOUTH (S) A DISTANCE OF 668 FEET , THENCE DUE EAST (E) A DISTANCE OF 469 FEET TO THE PLACE OF BEGINNING, CONTAINING SIX (6) ACRES MORE OR LESS CALHOUN COUNTY, IOWA.

Locally Known as: 3691 360TH STREET, FARNHAMVILLE, IOWA 50538

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

Date of Sale January 30, 2024	Time of Sale 10:00 AM	Place of Sale Calhoun County Courthouse, 416 4th St, Rockwell City, IA 50579		
<p>() 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.</p> <p>() Redemption: After the sale of real estate, defendant may redeem the property within _____</p> <p>(X) This sale not subject to redemption</p> <p>() 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 applicable.</p>				
Judgment Amount \$78,346.96	Costs \$5,882.33	Accruing Costs Sheriff's Fees	Interest \$3,646.92	Attorney PETOSA LAW FIRM
Date 10/18/23	Sheriff: Calhoun County, Iowa		Civil Director Sara Ayala	1350 NW 138TH STREET, SUITE 100. CLIVE, IOWA 50325 515-222-9400