

Notice of Sheriff's Levy and Sale

BENTON COUNTY SHERIFF • 113 E 3RD STREET, VINTON, IA 52349 • (319)472-2337

IN THE IOWA DISTRICT COURT FOR BENTON COUNTY

STATE OF IOWA)

BENTON COUNTY)

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Docket No. (Sale No.) 2023-1154(1)

Court No. EQCV010392

SPECIAL EXECUTION

PLAINTIFF: U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1

vs.

DEFENDANT: STATE OF IOWA, IOWA DEPARTMENT OF REVENUE AND FINANCE - IN REM

DEFENDANT: PARTIES IN POSSESSION - IN REM

DEFENDANT: ALL OF THE UNKNOWN CLAIMANTS, INCLUDING BUT NOT LIMITED TO ALL OF THE UNKNOWN HEIRS, SPOUSES, ASSIGNEES, GRANTEEES, LEGATEES, DEVISEES AND BENEFICIARIES OF GARLAND E. DIXON AKA GARLAND E. DIXON, SR., DECEASED FOR ANY INTEREST IN THE SUBJECT PROPERTY - IN REM

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) rights, title, and interest in Real Estate Property to satisfy the judgment. The property to be sold is:

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF BLOCK 10, OF THE SUB-DIVISION OF AARON WEBB'S ESTATE IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 , TOWNSHIP 85 NORTH, RANGE 10 WEST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF VINTON, IOWA, EXCEPT THE WEST 61 FEET THEREOF

Street Address 713 D AV, VINTON, IA 52349

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

Date of Sale	Time of Sale	Place of Sale
10/25/2023	10:00 AM	113 E. 3RD STREET, VINTON IA 52349

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 applicable.

Judgment Amt	Costs	Accruing Costs	Interest	Attorney
\$83,766.95	\$255.00	PLUS	10.6% of \$46,985.65 from 07/27/2022 = \$6,208.54	HOPKINS, BENJAMIN W. (515) 222-9400

Date	Sheriff	Deputy
08/10/2023	RONALD J TIPPETT	

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Posted notice at three public places in above county, one of which was at the place where the last District Court was held.		
Date Notice Posted	<input type="text"/>	By <input type="text"/>
Debtor not in possession of real estate listed on reverse side.		
Date Property Viewed	<input type="text"/>	By <input type="text"/>
Published In <input type="text" value="VINTON NEWSPAPER"/>		
D1	<input type="text"/>	D2 <input type="text"/>
Encumbrance Book Entry Date	<input type="text"/>	Docket <input type="text"/>
	By <input type="text"/>	Page <input type="text"/>