

# 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 )

) SS  
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Docket No. (Sale No.) 2023-1780(1)

Court No. EQCV010616

### SPECIAL EXECUTION

PLAINTIFF: PHH MORTGAGE CORPORATION,

vs.

DEFENDANT: JOHNSON, APRIL RUAYNE - IN REM

DEFENDANT: UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT - IN REM

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

DEFENDANT: UNKNOWN SPOUSE, IF ANY, OF APRIL R. JOHNSON - IN REM

DEFENDANT: PARTIES IN POSSESSION - 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:

PARCEL A IN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION SEVENTEEN (17), TOWNSHIP EIGHTY-THREE (83) NORTH, RANGE TEN (10) WEST OF THE 5TH P.M., PER SURVEY RECORDED IN BOOK 9 AT THE PAGE 362

Street Address 2371 71 ST., VAN HORNE, IA 52346

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
02/28/2024	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
\$52,136.14	\$255.00	PLUS	4.375% of \$42,617.32 from 04/01/2022 = \$3,565.55	BARTEKOSKE, EMILY (515) 223-7325
Date	Sheriff	Deputy		
12/20/2023	RONALD J TIPPETT			

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STATE OF IOWA            )  
                                      ) SS  
BENTON COUNTY         )

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" value="01/16/2024"/>	D2 <input type="text" value="02/23/2024"/>
Encumbrance Book Entry Date	<input type="text"/>	Docket <input type="text"/>
	By <input type="text"/>	Page <input type="text"/>