

**Notice of Sheriff's Levy and Sale
IN THE IOWA DISTRICT COURT IN AND FOR TAMA COUNTY**

STATE OF IOWA
TAMA COUNTY

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Iowa District Court Tama County

Case #: **EQCV008765**

Civil #: **24-000795**

PENNYMAC LOAN SERVICES, LLC
VS

ANDREW W CANNON; BRANDI M CANNON; ABSOLUTE RESOLUTIONS, LLC; CAPITAL ONE BANK USA, N.A.; MEMBERS 1ST COMMUNITY CREDIT UNION; STATE OF IOWA AND 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

A TRACT 70 FEET NORTH AND SOUTH BY 118 FEET EAST AND WEST BEING A PART OF LOT FIVE (5) OF THE AUDITOR'S PLAT OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW 1/4 NW 1/4) OF SECTION TEN (10), TOWNEHIP EIGHTY-FIVE (85) NORTH, RANGE FOURTEEN (14), WEST OF THE 5TH P.M., MORE PARTICULARLY DESCRIBED AS COMMENCING AT A POINT 462.50 FEET WEST AND 364 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW 1/4 NW 1/4), THENCE NORTH 70 FEET, THENCE WEST 118 FEET, THENCE SOUTH 70 FEET, THENCE EAST 118 FEET TO THE POINT OF BEGINNING, IN TAMA COUNTY, IOWA

Property Address: **504 GREEN ST, TRAER, IA**

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

Sale Date Sale Time Place of Sale

11/19/2024 09:00 TAMA COUNTY COURTHOUSE - 1ST FLOOR, 100 W HIGH ST, TOLEDO, IA 52342

- 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 \$ 64,660.75	Costs \$ 8,794.08	Accruing Costs PLUS	Interest \$ 2,396.88	Sheriff's Fees Pending	Attorney MATTHEW LAUGHLIN 215 10TH ST STE 1300 DES MOINES, IA 50309 (515)288-2500
Date 09/24/2024	DENNIS P. KUCERA TAMA COUNTY SHERIFF				