

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

STATE OF IOWA  
TAMA COUNTY

}

Iowa District Court Tama County

Case #: **EQCV008752**

Civil #: **24-000794**

VERIDIAN CREDIT UNION

VS

MICHAEL J ROWAN; UNKNOWN SPOUSE OF MICHAEL J ROWAN; STATE OF IOWA; SARAH ELLEN HILL; FIRST NATIONAL BANK OF OMAHA; PORTFOLIO RECOVERY ASSOCIATES LLC 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

THE EAST 82 1/2 FEET OF LOT ONE (1) HAYDEN AND CREPS SUB-DIVISION OF A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4 SE1/4) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTY-FIVE (85) NORTH, RANGE THIRTEEN (13), WEST OF THE 5TH P.M., IN TAMA COUNTY, IOWA

Property Address: **501 MAIN ST, DYSART, 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	Costs	Accruing Costs	Interest	Sheriff's Fees	Attorney KENNETH P NELSON 3112 BROCKWAY RD PO BOX WATERLOO, IA 50704 (319)291-6161
\$ 53,834.44	\$ 2,614.98	PLUS	\$ 796.09	Pending	
Date	DENNIS P. KUCERA				
09/23/2024	TAMA COUNTY SHERIFF				

*Dennis P. Kucera*