

Notice of Sheriff's Levy and Sale

IN THE IOWA DISTRICT COURT IN AND FOR DES MOINES COUNTY

STATE OF IOWA
DES MOINES COUNTY

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Iowa District Court Des Moines County

Case #: **EQEQ015115**

Civil #: **24-000691**

SPECIALIZED LOAN SERVICING LLC
VS

JOANIE M KUENZLER AKA JOANIE KUENZLER AND STATE OF IOWA, IOWA
DEPARTMENT OF REVENUE AND FINANCE IN REM

- 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 Part of Lots One and Two in Murphy Subdivision, located in the Northwest Quarter of the Northwest Quarter of Section 12, Township 71 North, Range 2 West of the 5th P.M., Des Moines County, Iowa, described as follows:
 Commencing at the Northwest Corner of said Section 12; thence N90°00'00" E 907.56 feet along the North line of said Section 12 to a cross cut in the concrete pavement of Iowa Highway No. 99, the point of beginning; thence S56°06'45" W 140.93 feet; thence S39°29'12" W 147.17 feet; thence S00°27'45" E 382.24 feet to a point in the center of the County Highway; thence N66°11'12" E 234.17 feet along the center of said County Highway to the center of Iowa Highway No. 99; thence N00°48'12" W 479.97 feet along the center of said Iowa Highway No. 99 to the point of beginning, containing 2.186 Acres, more or less, Subject to Public Highway Easements along the Southerly and Easterly sides of the above described tract. Also Subject to any utility Easements and any Agreements of Record.

Property Address: **19907 DMC HIGHWAY 99, MEDIAPOLIS, IOWA 52627**

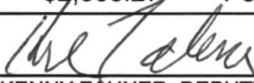
The described property will be offered for sale at public auction for cash only as follows:

Sale Date Sale Time Place of Sale

06/04/2024 10:00 DES MOINES COUNTY SHERIFF'S OFFICE, 512 N MAIN ST, BURLINGTON, IA 52601

- 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
\$ 61,415.78	\$ 6,845.28	PLUS	\$2,803.27	Pending	BENJAMIN W HOPKINS
Date	KEVIN GLENDENING				1350 NW 138TH ST, SUITE 10
04/24/2024	DES MOINES COUNTY SHERIFF				CLIVE, IA 50325
					(515)222-9400
	KENNY ZAHNER, DEPUTY				