

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 #: **EQEQ014694**

Civil #: **24-002002**

OLIT 2024 HB1-ALTERNATIVE HOLDINGS LLC,
VS

NICKEE SCOTT, BOB LEKANDER,

IOWA DEPARTMENT OF REVENUE, AND

ALL UNKNOWN CLAIMANTS, AND ALL PERSONS UNKNOWN CLAIMING ANY RIGHT, TITLE OR INTEREST IN
AND TO THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN DES MOINES COUNTY, IOWA, TO WIT: AND
THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN DES MOINES COUNTY, IOWA, TO-WIT:

PART OF THE SOUTHWEST 1/4 OF SECTION 16, T 70 N, R 2 W OF THE 5TH P.M., DES MOINES COUNTY, IOWA,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 16; THENCE SOUTH 275.23'; THENCE S 83
DEGREES 50' E 69.43' TO THE PLACE OF BEGINNING; THENCE N 51 DEGREES 28' E 125.53'; THENCE S 39
DEGREES 59' E 332.98' TO THE CENTERLINE OF HIGHWAY 99; THENCE S 50 DEGREES 46' W 166.32' ALONG SAID
CENTERLINE; THENCE N 32 DEGREES 57' W 336.26' TO THE PLACE OF BEGINNING, CONTAINING 1.116 ACRES
MORE OR LESS, SUBJECT TO EASEMENT FOR HIGHWAY 99. AND

ALL KNOWN AND UNKNOWN CLAIMANTS AND ALL PERSONS KNOWN OR UNKNOWN CLAIMING ANY RIGHT,
TITLE OR INTEREST AND ALL OF THEIR HEIRS, SPOUSES, ASSIGNS, GRANTEES, LEGATEES, DEVISEES AND ALL
OF THE ABOVE NAMED DEFENDANTS,

- ☒ 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

PART OF THE SOUTHWEST 1/4 OF SECTION 16, T 70 N, R 2 W OF THE 5TH P.M., DES MOINES COUNTY, IOWA, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 16; THENCE SOUTH 275.23'; THENCE S 83 DEGREES 50' E 69.43' TO THE
PLACE OF BEGINNING; THENCE N 51 DEGREES 28' E 125.53'; THENCE S 39 DEGREES 59' E 332.98' TO THE CENTERLINE OF HIGHWAY
99; THENCE S 50 DEGREES 46' W 166.32' ALONG SAID CENTERLINE; THENCE N 32 DEGREES 57' W 336.26' TO THE PLACE OF
BEGINNING, CONTAINING 1.116 ACRES MORE OR LESS, SUBJECT TO EASEMENT FOR HIGHWAY 99.

Property Address: **12385 HIGHWAY 99, BURLINGTON, IOWA 52601**

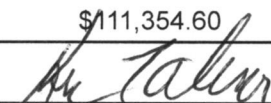
The described property will be offered for sale at public auction for cash only as follows:

Sale Date Sale Time Place of Sale

12/10/2024 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
\$ 89,469.16	\$ 37,111.65	PLUS	\$111,354.60	Pending	BRIAN G SAYER
Date	KEVIN GLENDENING				925 E 4TH ST
10/30/2024	DES MOINES COUNTY SHERIFF	KENNY ZAHNER, DEPUTY			WATERLOO, IA 50703
					(319)234-2530