

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 #: **24-000123**

MORTGAGE ASSETS MANAGEMENT, LLC,
VS

THE ESTATE OF DARLENE K. LEKANDER, 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 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'; thence N 51 degrees 28' E 125.53' to the place of beginning; thence N 45 degrees 09' E 171.25'; thence S 44 degrees 51' E 346.06' to the centerline of Highway 99; thence 178.80 feet along the arc of a 2865.0 foot radius curve concave northwesterly with a 178.76 foot chord bearing S 48 degrees 59' W; thence S 50 degrees 46' W 20.77'; thence N 39 degrees 59' W 332.98' to the place of beginning, containing 1.446 acres, more or less, subject to easement for Highway 99. Subject to all easements of record and to all encumbrances visible upon the ground. Specifically this conveyance is subject to the easements described in Warranty Deed from Robert Lee Richardson and Marjorie Lucille Richardson, husband and wife, which Deed is recorded in Deed Book 304, Page 131, in the Office of the Recorder of Des Moines County, Iowa, and to all other restrictions and limitations as set forth in the said Richardson Deed. Grantors specifically convey to Grantees any and all rights pertaining to said easements and all rights which the Grantors acquired under the Richardson Deed to the extent permitted by said Deed. By acceptance of the within Deed, Grantees herein shall accept and carry out the obligations pertaining to said easements as described in said Richardson Deed, 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, GRANTEEES, 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

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

03/05/2024 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	\$ 32,297.81	PLUS	\$102,185.53	Pending	BRIAN G SAYER
Date	KEVIN GLENDENING				925 E 4TH ST
01/19/2024	DES MOINES COUNTY SHERIFF				WATERLOO, IA 50703
					(319)234-2530

Legal Description

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'; thence N 51 degrees 28' E 125.53' to the place of beginning; thence N 45 degrees 09' E 171.25'; thence S 44 degrees 51' E 346.06' to the centerline of Highway 99; thence 178.80 feet along the arc of a 2865.0 foot radius curve concave northwesterly with a 178.76 foot chord bearing S 48 degrees 59' W; thence S 50 degrees 46' W 20.77'; thence N 39 degrees 59' W 332.98' to the place of beginning, containing 1.446 acres, more or less, subject to easement for Highway 99. Subject to all easements of record and to all encumbrances visible upon the ground.

Specifically this conveyance is subject to the easements described in Warranty Deed from Robert Lee Richardson and Marjorie Lucille Richardson, husband and wife, which Deed is recorded in Deed Book 304, Page 131, in the Office of the Recorder of Des Moines County, Iowa, and to all other restrictions and limitations as set forth in the said Richardson Deed. Grantors specifically convey to Grantees any and all rights pertaining to said easements and all rights which the Grantors acquired under the Richardson Deed to the extent permitted by said Deed. By acceptance of the within Deed, Grantees herein shall accept and carry out the obligations pertaining to said easements as described in said Richardson Deed.