

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

STATE OF IOWA  
 POCAHONTAS COUNTY

}

Iowa District Court Pocahontas County

Case #: **EQCV127088**

Civil #: **24-000560**

LAKEVIEW LOAN SERVICING LLC  
 VS  
 TEEPE,SINDA

- 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 OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW 1/4 NW 1/4) OF SECTION TWENTY (20), TOWNSHIP NINETY-TWO (92) NORTH, RANGE THIRTY-THREE (33) WEST OF THE FIFTH PRINCIPAL MERIDIAN, POCAHONTAS COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST (NW) CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 20; THENCE ON AN ASSUMED BEARING OF SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) 748.11 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 252.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 310.00 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES 00 SECONDS WEST 252.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 310. FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 1.79 ACRES AND IS SUBJECT TO ALL EASEMENTS OF RECORD.

Property Address: **17302 490TH, LAURENS, IOWA 50554**

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

| Sale Date         | Sale Time    | Place of Sale   |
|-------------------|--------------|---|
| <b>02/05/2025</b> | <b>10:00</b> | <b>POCAHONTAS CO SHERIFF'S OFFICE, 99 COURT SQUARE STE #9, POCAHONTAS, IA 50574</b> |

- 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<br>BENJAMIN HOPKINS<br>1350 NW 138TH ST, SUITE 100<br>CLIVE, IA 50325<br>(515)222-9400 |
| \$20,324.33     | \$5,210.69                | PLUS           | \$1,882.95 | Pending        |   |
| Date            | STEVEN E NELSON           |                |            |                |   |
| 12/20/2024      | POCAHONTAS COUNTY SHERIFF |                |            |                |   |