

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

STATE OF IOWA
JASPER COUNTY

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Iowa District Court Jasper County

Case #: **EQCV123519**

Civil #: **24-000692**

FREEDOM MORTGAGE CORPORATION

VS
CASEY R. ELDER; UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE;
UNKNOWN SPOUSE, IF ANY, OF CASEY R. ELDER; CAPITAL ONE, N.A.; PARTIES IN POSSESSION;
PORTFOLIO RECOVERY ASSOCIATES, LLC, ET AL; 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

LOT SIX, EXCEPT THE WEST FIVE FEET AND THE EAST FIVE FEET THEREOF, IN D & P COLFAX ADDITION, A PART OF LOT B OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION TWELVE, TOWNSHIP SEVENTY-NINE NORTH, RANGE TWENTY-ONE WEST OF THE 5TH P.M., JASPER COUNTY, IOWA, AS APPEARS IN PLAT BOOK E, AT PAGE 301 IN THE OFFICE OF THE RECORDER OF SAID COUNTY

Property Address: **10114 S 34TH AVE W, COLFAX, IOWA 50054**

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

Sale Date	Sale Time	Place of Sale
08/13/2024	11:00	JASPER COUNTY SHERIFF'S OFFICE, 2300 LAW CENTER DRIVE, NEWTON, IA 50208

- 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 12 MONTHS
- 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
\$130,961.98	\$3,030.00	PLUS	\$6,362.24	Pending	EMILY BARTEKOSKE 4601 WESTOWN PKWY, STE 250 WEST DES MOINES, IA 50266 (515)223-7325
Date	JOHN R. HALFERTY				
06/17/2024	JASPER COUNTY SHERIFF				