

**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 #: **EQCV123631**

Civil #: **24-000653**

U.S. BANK NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER OF U.S. BANK NATIONAL ASSOCIATION ND,VSDON W. LANGMAID, JR. AND MARILYN L. LANGMAID, HUSBAND AND WIFE; DM LANGMAID FARMS, LLC; AND PARTIES IN POSSESSION; 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

Property Address: **NO SITUS - MALAKA TOWNSHIP, NEWTON, IOWA 50208**

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

Sale Date	Sale Time	Place of Sale
08/06/2024	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 1 YEAR

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 DONALD J. PAVELKA JR. 421 W BROADWAY STE 401 COUNCIL BLUIFFS, IA 51503 (712)256-5566
\$81,315.76	\$60.00	PLUS	\$759.32	Pending	
Date	JOHN R. HALFERTY				
06/11/2024	JASPER COUNTY SHERIFF				

Legal Description

SITUATED IN THE COUNTY OF JASPER AND STATE OF IOWA: THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER IN SECTION 34, TOWNSHIP 81 NORTH, RANGE 19 WEST OF THE 5TH PRINCIPAL MERIDIAN, JASPER COUNTY, IOWA, SUBJECT TO ROADS AND EASEMENTS, IF ANY. EXCEPT: PARCEL "B" LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 81 NORTH, RANGE 19 WEST OF THE 5TH P.M., JASPER COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE, S 89°37'53" E 105.40' ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34 TO THE POINT OF BEGINNING; THENCE, N 0°26'23" W 22.66' ALONG THE EASTERLY RIGHT OF WAY LINE OF IOWA HIGHWAY #14 NORTH; THENCE, N 19°55'23" W 132.50'; THENCE N 0°05'53" W 259.70'; THENCE, N 6°08'07" E 132.60', THENCE N 3°09'07" E 10.93', THE AFORESAID ALL BEING ALONG SAID EASTERLY RIGHT OF WAY LINE; THENCE N 89°55'07" E 118.81'; THENCE S 0°04'53" E 550.42' TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE N 89°37'53" W 88.60' ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. PARCEL "B" CONTAINS 1.58 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.