

Notice of Sheriff's Levy and Sale

IN THE IOWA DISTRICT COURT IN AND FOR 97-WOODBURY COUNTY

STATE OF IOWA
97-WOODBURY COUNTY

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Iowa District Court 97-Woodbury County

Case #: **EQCV211910**

Civil #: **24-001976**

FANNIE MAE
VS
FLOYD AID PROPCO LLC, AND MASTER TENANT (FNMA-B) AID OPCO,
LLC, AND FLOYD AID OPCO LLC,

- 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

LOTS 1,2,3,4,5, AND 6, BLOCK 55, ORIGINAL TOWN SQUARE OF SGT BLUFF, AND THE NORTH 76 FEET OF A VACATED AND UNNAMED STREET BETWEEN BLOCK 55 OF THE ORIGINAL TOWN OF SERGEANT BLUFF AND WEBSTER PARK OF THE ORIGINAL TOWN OF SEAGEANTBLUFF, ALL LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 88 NORTH , RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 55; THENCE NORTH 90° 00' 00" EAST (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID BLOCK 395.70 FEET TO A POINT; THENCE SOUTH 00° 54' 39" EAST ALONG THE EAST LINE OF SAID BLOCK 207.21 FEET TO A POINT; THENCE SOUTH 89° 53' 07" WEST 392.80 FEET TO A POINT; THENCE NORTH 00° 52' 46" WEST ALONG THE WEST LINE OF SAID BLOCK 208.00 FEET BACK TO THE POINT OF BEGINNING.

Property Address: **403 C ST SGT BLUFF, IA, 51054**

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

Sale Date Sale Time Place of Sale

07/23/2024 10:00 WOODBURY COUNTY COURTHOUSE, 620 DOUGLAS ST, SIOUX CITY, IA 51101

- 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
\$ 76,498,855.20	\$ 0.00	PLUS	\$ 1,230,757.86	Pending	REILEY PANKRATZ AND STIN.
Date	CHAD SHEEHAN				1625 N. WATERFRONT PKWY
05/31/2024	WOODBURY COUNTY SHERIFF _____				SIOUX CITY, IA 67206