

# 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 #: **EQCV210158**

Civil #: **23-002050**

SPECIALIZED LOAN SERVICING LLC  
VS

ROSALBA OSEGUERA LEDERMAN BONDING COMPANY AND STATE OF  
IOWA IOWA DEPARTMENT OF REVENUE AND FINANCE

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 EIGHT (8) IN BLOCK THREE (3), ORCHARD HILL, AND ADDITION TO SIOUX CITY, IN THE COUNTY OF WOODBURY AND STATE OF IOWA

Property Address: **1318 23RD ST SIOUX CITY, IA, 51104**

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

Sale Date    Sale Time    Place of Sale

**12/14/2023    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
\$ 40,146.00	\$ 0.00	PLUS	\$ 899.29	Pending	
Date	CHAD SHEEHAN				1350 NW 138TH ST STE 100 CLIVE, IA 50325
10/23/2023	WOODBURY COUNTY SHERIFF _____				