

Notice of Sheriff's Levy and Sale

IN THE IOWA DISTRICT COURT IN AND FOR BUTLER COUNTY

STATE OF IOWA
BUTLER COUNTY

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Iowa District Court Butler County

Case #: EQCV021996

Civil #: 23-000237

U.S. BANK NATIONAL ASSOCIATION
VS
CHELSEY E. HERSHEY;
SPOUSE OF CHELSEY E. HERSHEY, IF ANY;
IOWA NORTHLAND REGIONAL COUNCIL OF GOVERNMENTS;
VERIDIAN CREDIT UNION;
UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING
SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF
AGRICULTURE;
ABSOLUTE RESOLUTIONS INVESTMENTS LLC;
AND PARTIES IN POSSESSION

- 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

PARCELA, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT ON THE SECTION LINE THAT IS NORTH 0° 10'00" EAST 1552.90 FEET FROM THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 90 NORTH, RANGE 16 WEST OF THE 5TH P.M., BUTLER COUNTY, IOWA; THENCE CONTINUING NORTH 0°10'00" EAST 140.00 FEET; THENCE SOUTH 89°56'40" EAST 250.00 FEET; THENCE SOUTH 0°10'00" WEST 140.00 FEET; THENCE NORTH 89°56'40" WEST 250.00 FEET TO THE POINT OF BEGINNING.

JUDGMENT IN REM

Property Address: **31684 HWY 14, PARKERSBURG, IA 50665**

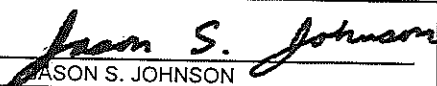
The described property will be offered for sale at public auction for cash only as follows:

Sale Date Sale Time Place of Sale

11/02/2023 10:00 BUTLER COUNTY SHERIFF'S OFFICE, 428 6TH ST, ALLISON, IA 50602

- 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 UNITED STATES (ONE 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 JR. DONALD J. PAVELKA 421 W. BROADWAY, STE #40 COUNCIL BLUFFS, IA 51503
\$ 65,993.38	\$ 23,340.51	PLUS	\$1,337.92	Pending	
Date	JASON S. JOHNSON				
08/21/2023	BUTLER COUNTY SHERIFF				
 JASON S. JOHNSON					