

Notice of Sheriff's Levy and Sale

STATE OF IOWA

GUTHRIE

COUNTY

ss.

Iowa District Court

COURT CASE #

EQCV083349

GUTHRIE

COUNTY

Docket No:

23-0385(1)

U.S. Bank National Association

PLAINTIFF

Special Execution

VS

General Execution

Richard Hawkins; Amanda J. Hawkins a/k/a Amanda Hawkins; Parties in Possession; Absolute Resolutions Investments, LLC; Portfolio Recovery Associates, LLC

Other

DEFENDANT (Judgment Debtor)

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

to satisfy the judgment. The property to be sold is

described below:

on attached sheet:

Lots Five (5), Six (6), Seven (7) and Eight (8) in Block Ten (10), in the Original Town of Menlo, Guthrie County, Iowa

Postponed Until 9/18/2023

Property Address: 505 1st St, Menlo, IA 50164

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

Date of Sale	Time of Sale	Place of Sale
07-20-2023	10:00 A.M.	Lobby of New Sheriff's Office, Guthrie County Courthouse Guthrie Center, Iowa

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 applicable.

Judgment Amount	Costs	Accruing Costs	Interest % from	Attorney
\$ 84,363.28	\$ 10,539.94	PLUS	5.625 % from 09/01/2021	Andrea Dyar SouthLaw, PC 1401 50th St, Ste 100 West Des Moines, IA 50266 515-223-7325
Date	Sheriff	Deputy		
05-18-2023	J. MARTY ARGANBRIGHT GUTHRIE County, Iowa			