

Notice of Sheriff's Levy and Sale

IN THE IOWA DISTRICT COURT IN AND FOR WORTH COUNTY

STATE OF IOWA
WORTH COUNTY

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Iowa District Court Worth County

Case #: **EQCV012961**

Civil #: **24-000377**

FAIRWAY INDEPENDENT MORTGAGE CORPORATION
VS
DAVID ACKLAND 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

THAT PART OF THE SE1/4 OF SECTION 35, T 100 N, R 19 W OF THE 5TH P.M., WORTH COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SE1/4 OF SAID SECTION 35; THENCE N 00 DEGREES 00' 00" E, 970.80 FEET ALONG THE EAST LINE OF THE SE1/4 OF SECTION 35 TO THE POINT OF BEGINNING; THENCE CONTINUING N 00 DEGREES 00' 00" E, 366.16 FEET ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 35; THENCE S 84 DEGREES 48' 00" W, 274.96 FEET; THENCE S 55 DEGREES 06' 52" W, 314.65 FEET; THENCE N 33 DEGREES 40' 30" W, 318.12 FEET TO A POINT ON THE SOUTHERLY LINE OF AN ABANDON RAILROAD; THENCE S 54 DEGREES 06' 50" W, 616.37 FEET ALONG THE SOUTHERLY LINE OF AN ABANDON RAILROAD TO THE CENTERLINE OF DRAINAGE DITCH; THENCE S 45 DEGREES 16' 45" E, 391.72 FEET ALONG THE CENTERLINE OF SAID DRAINAGE DITCH; THENCE N 87 DEGREES 58' 59" E, 366.72 FEET; THENCE N 4 DEGREES 38' 53" W, 178.26 FEET; THENCE N 87 DEGREES 58' 59" E, 577.68 FEET TO THE POINT OF BEGINNING, CONTAINING 10.00 ACRES, SUBJECT TO EASEMENTS OF RECORD.

NOTE: THE EAST LINE OF THE SE1/4 OF SAID SECTION 35-100-19 IS ASSUMED TO BEAR N 00 DEGREES 00' 00" E

Property Address: **4620 YARROW AVE, SAINT ANSGAR, IA 50472**

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

Sale Date	Sale Time	Place of Sale
03/11/2025	10:00	WORTH COUNTY SHERIFF'S OFFICE, 1000 CENTRAL AVE, NORTHWOOD, IA 50459

- 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
\$ 141,335.00	\$ 8,719.37	PLUS	\$2,531.21	Pending	BRIAN G SAYER
Date	JESSE LUTHER				925 E 4TH ST
01/13/2025	WORTH COUNTY SHERIFF				WATERLOO, IA 50703
					(319)234-2530