

Notice of Sheriff's Levy and Sale

UNION COUNTY SHERIFF'S OFFICE • 302 N PINE STREET, CRESTON, IA 50801 • (641) 782-7322

IN THE IOWA DISTRICT COURT FOR UNION COUNTY

STATE OF IOWA

UNION COUNTY

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Docket No. (Sale No.) 23-0448(1)

Court No. EQCV019395

SPECIAL EXECUTION

Publish Dates

05/23/2023
05/30/2023

PLAINTIFF: IDAHO HOUSING AND FINANCE ASSOCIATION

vs.

DEFENDANT: LARSON, RYAN C

DEFENDANT: LARSON, TIFFANY R

DEFENDANT: PARTIES IN POSSESSION

DEFENDANT: LVNV FUNDING, LLC

DEFENDANT: MIDLAND CREDIT MANAGEMENT

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) rights, title, and interest in Real Estate Property to satisfy the judgment. The property to be sold is:

LOT NUMBERED TWO HUNDRED FIFTEEN (215) AND THAT PART OF LOT NUMBERED TWO HUNDRED FOURTEEN (214) LYING SOUTH AND WEST OF A LINE PARALLEL TO AND MIDWAY BETWEEN THE NORTHWESTERLY SOUTHEASTERLY LOT LINES OF LOT NUMBERED TWO HUNDRED FOURTEEN (214) ALL IN WEST CRESTON, SECTION "C", CRESTON, UNION COUNTY, IOWA.

Street Address 318 RUSSELL ST CRESTON, IA 50801

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
06/27/2023	10:00 AM	EAST STEPS INSIDE THE UNION COUNTY COURTHOUSE CRESTON, IOWA.

☒ 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 Amt	Costs	Accruing Costs	Interest	Attorney
\$64,210.82	\$9,173.58	PLUS	3.875 PER ANNUM FROM JANUARY 1, 2021 UNTIL FULLY SATISFIED	SOUTHLAW PC (913) 663-7600
Date	Sheriff	Deputy		
05/19/2023	MARK H SHEPHERD			