Notice of Sheriff's Levy and Sale

Grundy County Sheriffs Office • 705 8th Street, Grundy Center, IA 50638 • (319) 824-6933

IN THE IOWA DISTRICT COURT FOR GRUNDY COUNTY

STATE OF IOWA)
) **SS**
GRUNDY COUNTY)

Docket No. (Sale No.) 24-0206(1)
Court No. EQCV060308

Special Execution

PLAINTIFF: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc

vs.

DEFENDANT: Dennis R. Sanderson; United States of America, Secretary of Housing and Urban Development; Unknown Spouse, if any, of Dennis R. Sanderson; Parties in Possession; Discover Bank; LVNV Funding, LLC; Midland Funding, LLC - In Rem

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 Property to satisfy the judgment. The property to be sold is:

The East Forty-one (41) feet of Lot 20, and the East Forty-one (41) feet of the South 1/2 of Lot 21, all in Block 18, Original Plat of the City of Beaman, Grundy County, Iowa

Street Address 102 Wadeloup St., Beaman, IA 50609

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
08/13/2024	10:00 AM	Grundy County Sheriff's Office 705 8th Street,Grundy Center-Ia 50638 Phone (319)824-6933

☑ 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.

☑ 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
$21,726.60		PLUS	3.75% of $21,860.55 from 08/13/2023 = $822.02	Andrea Dyar (515) 223-7325

Date	Sheriff	Deputy
06/10/2024	Kirk A. Dolleslager	By: Chief Deputy Zach Tripp