

# Notice of Sheriff's Levy and Sale

HARDIN COUNTY SHERIFFS OFFICE • 1116 - 14TH AVE., ELDORA, IA 50627 • (641) 939-8191

## IN THE IOWA DISTRICT COURT FOR HARDIN COUNTY

STATE OF IOWA )  
                          ) SS  
COUNTY OF HARDIN )

Docket No. (Sale No.) 24-1064(1)

Court No. EQCV102178

### SPECIAL EXECUTION

GREEN BELT BANK & TRUST

vs.  
PARTIES IN POSSESSION, ABKES, RICHARD DANIEL and UNKNOWN SPOUSE OF RICHARD DANIEL ABKES

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 3, BLOCK 1, MCCLURE'S THIRD ADDITION TO THE CITY OF IOWA FALLS, HARDIN COUNTY, IOWA EXCEPT THE EAST 18 FEET OF THE NORTH 134 FEET THEREOF

Street Address 1423 ELLIS AVENUE, IOWA FALLS, IA 50126

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   |
|--------------|--------------|---|
| 11/19/2024   | 11:00 AM     | Lobby of the Hardin County Law Enforcement Center<br>1116 14th Avenue<br>Eldora, IA 50627 |

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                 |
|--------------|----------|----------------|--|--------------------------|
| \$45,281.54  | \$422.61 | \$697.25       | 8.52% of \$37,221.87 from 08/29/2024 =<br>\$712.46 | SHUTTLEWORTH & INGERSOLL |

| Date     | Sheriff           | Deputy               |
|----------|-------------------|----------------------|
| 10-03-24 | David L. McDaniel | James D. [Signature] |