

Notice of Sheriff's Levy and Sale
IN THE IOWA DISTRICT COURT IN AND FOR KEOKUK COUNTY

STATE OF IOWA
 KEOKUK COUNTY

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Iowa District Court Keokuk County

Case #: **EQEQ041366**

Civil #: **23-000173**

MIDFIRST BANK
 VS
 JOEL S OXENFORD, VALERIE K OXENFORD, JEFFERSON CAPITAL
 SYSTEMS LLC, ALLY FINANCIAL INC 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

AUDITOR'S PARCEL 20B OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION TWENTY-FOUR, TOWNSHIP SEVENTY-SEVEN NORTH, RANGE TEN WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN KEOKUK COUNTY, IOWA, AS EXEMPLIFIED BY PLAT THEREOF RECORDED IN RECORD BOOK 176, PAGE 138, IN THE OFFICE OF THE RECORDER OF KEOKUK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION TWENTY-FOUR; THENCE NORTH 89 DEGREES 11 MINUTES WEST 310 FEET; THENCE NORTH 19 DEGREES 27 MINUTES EAST 369.33 FEET, THENCE SOUTH 89 DEGREES 11 MINUTES EAST 187 FEET; THENCE SOUTH 350 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.00 ACRES. SITUATED IN KEOKUK COUNTY, IOWA

Property Address: **14749 KEOKUK WASHINGTON ROAD, KEOTA, IA 52248**

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

Sale Date Sale Time Place of Sale

06/27/2023 10:00 KEOKUK COUNTY SHERIFF'S OFFICE LOBBY, 204 S STONE ST, SIGOURNEY IA 52591

- 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 BENJAMIN W HOPKINS 1350 NW 138TH ST STE 100 CLIVE, IA 50325 (515)222-9400
\$ 125,919.00	\$ 0.00	0.00	\$2,072.06	Pending	
Date	Casey J Hinnah				
05/04/2023	KEOKUK COUNTY SHERIFF				