

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

STATE OF IOWA
MUSCATINE COUNTY

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Iowa District Court Muscatine County

Case #: **EQCV025886**

Civil #: **21-000669**

LOANCARE, LLC
VS
RUTH M KAUTZ; NORTHWEST BANK & TRUST COMPANY; UNKNOWN
SPOUSE, IF ANY, OF RUTH M. KAUTZ; 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

A TRACT OF LAND SITUATED IN OUT LOT 3, IN SECTION 26, IN TOWNSHIP 76 NORTH, RANGE 3 WEST OF THE 5TH PRINCIPAL MERIDIAN, LYING WEST OF HIGHWAY #61 RIGHT-OF-WAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26; THENCE SOUTH 3571 FEET, TO WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY #61; THENCE SOUTH 34 DEGREES 22' WEST A DISTANCE OF 1461 FEET ALONG RIGHT-OF-WAY LINE TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 34 DEGREES 22' WEST A DISTANCE OF 160 FEET; THENCE NORTH 77 DEGREES 45' WEST A DISTANCE OF 295 FEET TO THE EASTERLY BANK OF SLOUGH; THENCE NORTHERLY ALONG THE EASTERLY BANK OF SLOUGH TO A POINT WHICH POINT IS NORTH 81 DEGREES 55' WEST A DISTANCE OF 295 FEET MORE OR LESS FROM THE POINT OF BEGINNING; THENCE SOUTH 81 DEGREES 55' EAST TO THE PLACE OF BEGINNING. ALL LOCATED IN MUSCATINE COUNTY, IOWA STREET ADDRESS : 2079 HWY 61, MUSCATINE, IA 52761

Property Address: **2079 HWY 61, MUSCATINE, IA 52761**

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

Sale Date Sale Time Place of Sale

07/06/2021 09:30 MUSCATINE COUNTY JAIL LOBBY, 400 WALNUT ST, MUSCATINE, IA 52761

- 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 EMILY BARTEKOSKE 1401 50TH ST.,STE. 100 WEST DES MOINES, IA 50266 (515)223-7325
\$119,894.68	\$12,413.07	PLUS	\$10,858.27	Pending	
Date	QUINN RIESS 05/21/2021 MUSCATINE COUNTY SHERIFF				
MELISSA HURLBUT, CIVIL DEPUTY					