

Notice of Sheriff's Levy and Sale

IN THE IOWA DISTRICT COURT IN AND FOR DICKINSON COUNTY

STATE OF IOWA }
 DICKINSON COUNTY }

Iowa District Court Dickinson County

Case #: EQCV030262

Civil #: 21-000878

FREEDOM MORTGAGE CORPORATION
 VS
 TYLER DYER, ET AL

- 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

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 99 NORTH, RANGE 35, WEST 5TH P.M., DICKINSON COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 6; THENCE ON AN ASSUMED BEARING OF SOUTH 89°18.0' EAST 314.44 FEET ALONG THE NORTHERLY LINE OF THE NE1/4 OF SAID SECTION 6 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°18.0' EAST 183.48 FEET; THENCE SOUTH 1°24.0' EAST 253.76 FEET; THENCE NORTH 89° 18.0' WEST 203.03 FEET; THENCE NORTH 3°01.0' EAST 253.79 FEET TO THE POINTE OF BEGINNING, CONTAINING 1.13 ACRES, SUBJECT TO 0.29 ACRES OF IOWA PRIMARY ROAD #9 RIGHT-OF-WAY EASEMENT OF RECORD AT LAND DEED #14, PAGE 231, OFFICE OF THE DICKINSON COUNTY RECORDER

Property Address: 2857 HWY 9/71 - SPIRIT LAKE, IA 51360


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

Sale Date Sale Time Place of Sale

02/01/2022 09:30 DICKINSON CO SHERIFF'S OFFICE, 1802 HILL AVE #1200, SPIRIT LAKE, IA 51360

- 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
\$ 144,312.96	\$ 6,930.62	PLUS	\$ 18,235.82	Pending	ANDREA DYAR
Date	GREGORY L BALOUN				1401 50TH ST, SUITE 100
01/03/2022	DICKINSON COUNTY SHERIFF				WEST DES MOINES, IA 50266 (522)373-2536