

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.) 24-0365(1)

Court No. EQCV102100

SPECIAL EXECUTION

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC, ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R10

vs.
 CARRION, EDDIE, PARTIES IN POSSESSION, UNKNOWN SPOUSE IF ANY OF JOY LYNN TIMMN, TIMM, JOY LYNN, RIVERS, ANA and MIDLAND FUNDING, LLC, ET AL.

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:

COMMENCING AT THE NORTH QUARTER (N1/4) CORNER OF SECTION ONE (1), TOWNSHIP EIGHT-NINE (89) NORTH OF RANGE TWENTY-TWO (22), WEST OF THE FIFTH P.M., HARDIN COUNTY, IOWA; THENCE SOUTH 1213.40 FEET ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 1, TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 1; THENCE NORTH 88°46' WEST, 653.00 FEET, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 1, TO THE POINT OF BEGINNING; THENCE SOUTH 1°32' WEST, 364.48 FEET; THENCE NORTH 88°46' WEST, 215.05 FEET; THENCE NORTH 0°36' EAST, 364.50 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 1; THENCE SOUTH 88°46' EAST, 221.00 FEET, ALONG THE NORTH LINE OF THE SOUTHEAST (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 1, TO THE POINT OF BEGINNING

Street Address 15364 105TH ST, ALDEN, IA 50006

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
05/14/2024	11:00 AM	Lobby of the Hardin County Law Enforcement Center 1116 14th Avenue 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
\$43,413.05	\$255.00	\$3,117.67	9.5% of \$40,363.05 from 06/01/2023 = \$3,340.73	SOUTH LAW
Date	Sheriff		Deputy	
04-04-24	David L. McDaniel			