

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.) 25-0099(1)
Court No. EQCV102183

SPECIAL EXECUTION

PHH MORTGAGE CORPORATION
vs.

JOHNSON, LARAE, STATE OF IOWA DEPARTMENT OF REVENUE, UNKNOWN SPOUSE IF ANY OF DANIEL N VANLANGEN, PARTIES IN POSSESSION, ET AL., ESTATE OF DANIEL N VANLANGEN, DECEASED, VANLANGEN, AARON DANIEL and SANCHEZ, DANA

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 6, 7, 8 AND THE E1/2 OF LOT 9, BLOCK 1, RAYMOND, PEABODY AND HAWES CENTRAL ADDITION TO ALDEN, HARDIN COUNTY, IOWA

Street Address 608 WATER 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
03/18/2025	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
\$75,292.73	\$832.10	\$2,753.24		
Date	Sheriff			Deputy
01-30-25	David L. McDaniel			James D. Holmes