

**NOTICE OF SHERIFF'S LEVY AND SALE  
(Special Execution)**

STATE OF IOWA )  
 ) ss.  
POWESHIEK COUNTY )

Iowa District Court  
COURT CASE # **EQQ028179**  
Poweshiek County

**FREEDOM MORTGAGE CORPORATION**  
Plaintiff

vs.

**JAMES M ROYE, LINDA J ROYE, CAPITAL ONE, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO CAPITAL ONE BANK (USA), NATIONAL ASSOCIATION, STATE OF IOWA AND PARTIES IN POSSESSION**  
Defendant (Judgment Debtor)

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 to satisfy the judgment. The property to be sold is

**LOTS FOUR AND FIVE IN BLOCK TWO IN POWELL'S ADDITION TO SEARSBORO, IOWA, ACCORDING TO THE PLAT THEREOF APPEARING OF RECORD IN BOOK Q AT PAGE 185**

Locally Known as: **111 EAST STREET, SEARSBORO, IA 50242**

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			
3/13/2024	9:00 a.m.	Poweshiek County Public Safety Building (Conference Room - South Door) 4802 Barnes City Road, Montezuma, Iowa (641) 623-5679			
<p>(X) Homestead: Defendant is advised that if the described real estate includes the homestead (which must not exceed ½ 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 costs to this case.</p> <p>( ) Redemption: After the sale of real estate, defendant may redeem the property within -----</p> <p>(X) This sale not subject to redemption.</p> <p>(X) 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.</p>					
Judgment Amount	Costs	Accruing Costs	Interest at	4.250 % p/annum from	Attorney
\$125,416.21	\$18,434.19	PENDING	4/28/2023	on \$125,416.21	Benjamin W. Hopkins 1350 NW 38th St, Suite 100 Clive, IA 50325-8308 (515) 222-9400
Date:	<b>Sheriff</b>	Deputy			
4/17/2024	Thomas E. Kriegel Poweshiek County Website: poweshiekcosherriff.com				