

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

STATE OF IOWA)
) ss.
POWESHIEK COUNTY)

Iowa District Court
COURT CASE # **EQE028417**
Poweshiek County

VILLAGE CAPITAL & INVESTMENT LLC
Plaintiff

vs.

Braedon S Bowers; Sierra N Mortgage Huber; Unknown Spouse of Braedon S Bowers; Unknown Spouse of Sierra N Huber;
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

LOT 5A IN LOT 2 IN LOT 1 AND LOT 5B IN LOT 2 IN LOT 1 IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION FOURTEEN, TOWNSHIP EIGHTY NORTH, RANGE FOURTEEN WEST OF THE 5TH P.M., ACCORDING TO THE PLAT THEREOF APPEARING OF RECORD IN PLAT BOOK E AT PAGE 176

Locally Known as: **524 W Pershing Dr, Brooklyn, IA**

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
4/23/2025	9:00 a.m.	Poweshiek County Public Safety Building (Conference Room - South Door) 4802 Barnes City Road, Montezuma, Iowa (641) 623-5679

- 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.
- 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 \$195,013.90	Costs \$10,165.28	Accruing Costs PENDING	Interest at \$ 39.40 per day from 1/1/24	Attorney
Date: <i>3/13/25</i>	Sheriff Matthew M. Maschmann Poweshiek County Website: poweshiecosheriff.com		Deputy <i>Adm. Sec 79-4</i>	Johnson, Blumberg & Associates, LLC 30 North LaSalle Street, Suite 3650 Chicago, IL 60602 (312) 541-9710