

NOTICE OF SHERIFF'S LEVY AND SALE

Iowa District Court for Dubuque County

Case No. 01311 EQCV109755

NewRez LLC d/b/a Shellpoint Mortgage
Servicing

Plaintiff / Petitioner

vs.

Special Execution
 General Execution

Timothy A Ganahl; Parties in Possession;
Unknown spouse, if any, of Timothy A Ganahl;
Cavalry SPV I LLC; LVNV Funding LLC; Portfolio
Recovery Associates LLC, et al.

Defendant / Respondent

As a result of the judgment rendered in said action, 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 to satisfy the judgment. The property to be sold is:

Lots 19 and 20 in Pleasant View Addition in the City of Dubuque, Dubuque County, Iowa, according to the recorded Plat of said Addition

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
December 9, 2021	9:00 AM	DLEC, 770 Iowa St, Dubuque, Iowa

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 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 is 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 \$72,369.11	Costs In Judgment	Attorney Fees In Judgment	Interest 2-1-19 to 12-9-21 \$7,711.13	Attorney Emily Bartekoske 515-223-7325
Date 10/21/2021	Sheriff Joseph L. Kennedy		Deputy K. A. Hoffman	