

**NOTICE OF SHERIFF'S SALE**

**NOTICE OF SHERIFF'S LEVY AND SALE**

State of Iowa, Dubuque County } ss.

Iowa District Court  
COURT CASE # EQCV105516  
DUBUQUE COUNTY

Wells Fargo Bank, N.A.,

PLAINTIFF

vs

Special Execution  
 General Execution

Jeffrey C. Koppes, Judith C. Koppes, Cavalry SPV I LLC,  
Kerps Service Center Inc., Nicole Lee Steffen f/k/a Nicole  
Lee Koppes, Iowa Department of Human Services

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  
 PERSONAL PROPERTY

to satisfy the judgment. The property is to be sold is:

Lot 110, the South Half Lot 111, and the Northerly 25 Feet of Lots 105 and 106; All in Railroad Addition to Cascade, in the City of Cascade, Dubuque County, Iowa according to the recorded plats thereof

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
January 22, 2019	10:00 am	770 Iowa Street, Dubuque, Iowa

- Homestead: Defendant is advised that if the described real estate includes the homestead (which must not exceed 1/2 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 Sherriff 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 acceptable.

Judgment Amount	Costs	Attorney Fees	Interest	Attorney
\$141,614.77	\$4,172.81	\$1,850.00	\$8,714.82	
Date	Sheriff	Deputy	C. Anthony Crnic (319) 234-2530	
November 5, 2018	Joseph L.Kennedy - Dubuque County, Iowa	Aaron Potter		