

**Notice of Sheriff's Levy and Sale**  
**IN THE IOWA DISTRICT COURT IN AND FOR JASPER COUNTY**

STATE OF IOWA  
JASPER COUNTY

}

Iowa District Court Jasper County

Case #: **EQCV122988**

Civil #: **23-001410**

IDAHO HOUSING AND FINANCE ASSOCIATION  
VS

CHARLIE BINAU, III; KRYSTLE JAMES; ERIC D. JAMES; IOWA FINANCE AUTHORITY;  
UNKNOWN SPOUSE, IF ANY, OF CHARLIE BINAU, III; UNKNOWN SPOUSE, IF ANY, OF  
KRYSTLE JAMES; PARTIES IN POSSESSION; IN REM

☒ Special Execution

☐ General Execution

☐ Other

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

☒ Described Below

☐ On attached sheet:

To satisfy the judgment. The Property to be sold is

LOT FIVE IN ELSCOTT'S SUBDIVISION TO THE CITY OF LYNNVILLE, JASPER COUNTY, IOWA AS APPEARS IN PLAT BOOK K, PAGE 159 (NOW SHOWN IN PLAT CABINET A, PAGE 180) IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

AND LOT TWO EXCEPT THE SOUTH EIGHTY-FIVE FEET AND THE EAST THIRTY-ONE FEET OF THE NORTH EIGHTY-FIVE FEET OF LOT THREE OF THE SURVEY IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION ELEVEN, TOWNSHIP SEVENTY-EIGHT NORTH, RANGE SEVENTEEN WEST OF THE FIFTH P.M., JASPER COUNTY, IOWA, AS APPEARS IN PLAT RECORDED IN PLAT BOOK H, PAGE 313 (NOW SHOWN IN BOOK 960, PAGE 186) IN THE OFFICE OF THE RECORDER OF SAID COUNTY, AND TRACT B OF THE SURVEY IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER IN SECTION ELEVEN, TOWNSHIP SEVENTY-EIGHT NORTH, RANGE SEVENTEEN WEST OF THE FIFTH P.M., JASPER COUNTY, IOWA, AS APPEARS IN PLAT RECORDED IN PLAT BOOK J, PAGE 223 (NOW SHOWN IN BOOK 960, PAGE 372) IN THE OFFICE OF THE RECORDER OF SAID COUNTY

Property Address: **709 CROSS ST, LYNNVILLE, IOWA 50153**

The described property will be offered for sale at public auction for cash only as follows :

Sale Date Sale Time Place of Sale

**02/06/2024 11:00 JASPER COUNTY SHERIFF'S OFFICE, 2300 LAW CENTER DRIVE, NEWTON, IA 50208**

☐ 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 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 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	Accruing Costs	Interest	Sheriff's Fees	Attorney
\$266,873.33	\$3,230.00	PLUS	\$14,708.61	Pending	EMILY BARTEKOSKE
Date	JOHN R. HALFERTY				4601 WESTOWN PKWY, STE 250
12/05/2023	JASPER COUNTY SHERIFF				WEST DES MOINES, IA 50266
					(515)223-7325