

Notice of Sheriff's Levy and Sale

TAYLOR COUNTY SHERIFFS OFFICE • 1601 JUSTICE STREET, BEDFORD, IA 50833 • (712) 523-2153

IN THE IOWA DISTRICT COURT FOR TAYLOR COUNTY

STATE OF IOWA)
) SS
 TAYLOR COUNTY)

Docket No. (Sale No.) 26-055(1)
 Court No. EQCV010242

SPECIAL EXECUTION

PLAINTIFF : LAKEVIEW LOAN SERVICING, LLC

vs.

DEFENDANT : GEPNER, JOE - IN REM

DEFENDANT : UNKNOWN SPOUSE, IF ANY, OF JOE D. GEPNER - IN REM

DEFENDANT : PARTIES IN POSSESSION - IN REM

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) rights, title, and interest in Real Estate Property to satisfy the judgment. The property to be sold is:

THE SOUTH 90 FEET OF LOT 3 IN SAUNDER'S ADDITION TO LENOX, TAYLOR COUNTY, IOWA. MORE CORRECTLY KNOWN AS : THE SOUTH NINETY (90) FEET OF LOT THREE (3) IN SAUNDER'S ADDITION TO LENOX, TAYLOR COUNTY, IOWA

Street Address 202 S BROOKS ST., LENOX, IA 50851

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 |
|--------------|--------------|--|
| 06/18/2026 | 10:00 AM | LOBBY OF TAYLOR COUNTY SHERIFF'S OFFICE 1601 JUSTICE ST. |

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 applicable.

| Judgment Amt | Costs | Accruing Costs | Interest | Attorney |
|--------------|----------|----------------|---|----------------------------------|
| \$59,649.00 | \$797.17 | PLUS | 4.5% of \$53,854.06 from 04/01/2025 = \$2,941.32 | RICHARD REINBLATT (402) 342-4644 |

| Date | Sheriff | Deputy |
|------|-----------|--------|
| | Josh Weed | |

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| | | |
|---|--------|------|
| Posted notice at three public places in above county, one of which was at the place where the last District Court was held. | | |
| Date Notice Posted | | By |
| Debtor not in possession of real estate listed on reverse side. | | |
| Date Property Viewed | | By |
| Published In Bedford Times Press | | |
| D1 | | D2 |
| Encumbrance Book Entry Date | Docket | Page |
| By | | |