

Notice of Sheriff's Levy and Sale

OSCEOLA COUNTY SHERIFF'S OFFICE • 309 6TH STREET, SIBLEY, IA 51249 • (712) 754-2556

IN THE IOWA DISTRICT COURT FOR OSCEOLA COUNTY

STATE OF IOWA)
) SS
OSCEOLA COUNTY)

Docket No. (Sale No.) 26-0403(1)
Court No. EQCV022121

SPECIAL EXECUTION

LAKEVIEW LOAN SERVICING, LLC

vs.

ENGEL, MARK, ENGEL, MARIA, ACCOUNTS MANAGEMENT INC, BANK MIDWEST, CENTNER, WENDY ROSE and
PARTIES IN POSSESSION

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:

A TRACT OF LAND IN THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP NINETY-NINE (99) NORTH, RANGE FORTY (40) WEST OF THE 5TH P.M., OSCEOLA COUNTY, IOWA, REFERRED TO AS PARCEL A IN THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION TWENTY-THREE (23), DESCRIBED AS FOLLOWS: COMMENCING AT THE SW COR. OF SEC. 23, T 99N, R 40W OF THE 5TH P.M., OSCEOLA COUNTY, IOWA; THENCE NORTH 00° 00' 00" EAST ALONG THE WEST LINE OF THE SW 1/4 OF SAID SEC. 23, A DISTANCE OF 1,263.55 FT. TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00° 00' 00" EAST ALONG SAID WEST LINE, A DISTANCE OF 460.17 FT.; THENCE SOUTH 87° 51' 45" EAST A DISTANCE OF 430.52 FT.; THENCE SOUTH 00° 00' 00" EAST A DISTANCE OF 460.17 FT.; THENCE NORTH 87° 51' 45" WEST A DISTANCE OF 430.52 FT. TO THE POINT OF BEGINNING. NOTE: THE WEST LINE OF THE SW 1/4 OF SAID SEC. 23 IS ASSUMED TO BEAR NORTH 00° 00' 00" EAST.

Street Address 1874 TANAGER AVENUE OCHEYEDAN, IOWA 51354

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
09/08/2026	10:00 AM	OSCEOLA COUNTY SHERIFFS OFFICE

☒ 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
\$155,924.73	\$435.00	PLUS	3.25% of \$155,924.73 from 06/15/2026 = \$1,180.12	HOPKINS, BENJAMIN W. (515) 222-9400
Date	Sheriff	Deputy		
07/09/2026	KEVIN WOLLMUTH	NATE KRIKKE		