

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

STATE OF IOWA  
CASS COUNTY

}

Iowa District Court    Cass County

Case #: **EQCV026188**

Civil #: **23-000568**

ROLLING HILLS BANK & TRUST  
VS

ESTATE OF ROGER L. DENISON, ROGER L. DENISON, DONNA S.  
DENISON, IOWA DEPARTMENT OF REVENUE, INTERNAL REVENUE  
SERVICE, DISCOVER BANK AND PARTIES IN POSSESSION

☒ 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 2 of Lot 1 in the W1/2 of the SW1/4 of Section 5-76-36, West of the 5th P.M., in the City of Atlantic, Cass County, Iowa.

The above is also described as:

Beginning at the southeast corner of Lot 2 of Lot 1, this being the intersection of the center of Hickory St. and center of Fourth St.; thence S.89° 59'W. along the center of Fourth St. 843.57 feet to the easterly line of the railroad right of way; thence N.36° 12'E. along said right of way 453.64 feet to the center of Third St. (now vacated); thence N.89°59'E. along said center 575.08 feet to the center of Hickory St.; thence S.0° 12'E. along said center 366.00 feet to the point of beginning,

Property address as provided by plaintiff's attorney: **305 HICKORY ST, ATLANTIC, IA 50022**

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

Sale Date    Sale Time    Place of Sale


**11/14/2023    10:00    CASS COUNTY SHERIFF'S OFFICE, ATLANTIC, IA 50022**

☐ 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: State or Federal Statutory Redemption Rights

☐ 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
\$96,159.26	\$24,575.50	PLUS	\$27,561.86	Pending	ADAM C. VAN DIKE
Date	DARBY J. MCLAREN				666 GRAND AVE, STE 2000, RUA
09/25/2023	CASS COUNTY SHERIFF	Darby J. McLaren			DES MOINES, IA 50309
					(515)242-2400