

NOTICE OF SHERIFF'S LEVY AND SALE

IN THE IOWA DISTRICT COURT FOR WAPELLO COUNTY

COURT CASE #EQE0114313
WAPELLO COUNTY

- Special Execution
- General Execution
- Other

SOUTH OTTUMWA SAVINGS BANK

Plaintiff(s)

VS.

TIA SULLIVAN, JILL DENNISTON, RYAN TRYTTEN, ERIC L. PIERSON AND VANESSA PIERSON, husband and wife, STATE OF IOWA, UNITED STATES OF AMERICA THROUGH THE DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE, and any and all UNKNOWN CLAIMANTS, including but not limited to heirs, spouses, assigns, grantees, legatees, devisees, and beneficiaries of WESLEY G. TRYTTEN, Deceased

Defendant(s)

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 the defendant(s)

- Real Estate
- Personal Property
- Described Below
- On Attached Sheet

to satisfy the judgment. The property to be sold is

JUDGMENT IN REM

Lots 80, 81 and the East 15 feet of Lot 79 in Grandview, an Addition to the City of Ottumwa, Wapello County, Iowa

Local Address: 229 E MANNING AVE, OTTUMWA

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

Date of Sale: 04/23/2025 Time of Sale: 10:00 A.M. Place of Sale: 330 W. 2nd Street
2ND Floor, Wapello Co Sheriff's Office

Homestead: Defendant is advised that if the described real estate includes the homestead (which must not exceed ½ 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 sale of real estate, the defendant may redeem the property within _____

This is not subject to redemption.

Property exemption: Certain money or property may be exempt. Contact your property attorney to review specific provisions of the law and file appropriate notice, if applicable.

Judgment Amount \$62,079.55 Costs \$15,488.68 Accruing Costs Pending Interest \$1,511.94

% from 7.625% 01/07/2025

Attorney: PAUL ZINGG

Date: 01/15/2025

/s/ Donald Phillips
Donald Phillips, Sheriff
Wapello County, Iowa