

NOTICE OF SHERIFF'S LEVY AND SALE

IN THE IOWA DISTRICT COURT FOR WAPELLO COUNTY

COURT CASE #EQEQ114330
WAPELLO COUNTY

- Special Execution
- General Execution
- Other

WELLS FARGO BANK, N.A.

Plaintiff(s)

VS.

FAY P. SMITH; SPOUSE OF FAY P. SMITH; STATE OF IOWA; UNITED STATES OF AMERICA - INTERNAL REVENUE SERVICE; ALL KNOWN AND UNKNOWN CLAIMANTS AND ALL PERSON KNOWN OR UNKNOWN CLAIMING ANY RIGHT, TITLE OR INTEREST AND ALL OF THEIR HEIRS, SPOUSES, ASSIGNS, GRANTEEES, LEGATEES, DEVISEES AND ALL BENEFICIARIES OF EACH AND ALL OF THE ABOVE-NAMED DEFENDANTS, INCLUDING BUT NOT LIMITED TO ALL CREDITORS, HEIRS, SPOUSES, ASSIGNS, GRANTEEES, LEGATEES, AND DEVISEES OF ROGER L. SMITH; and PARTIES IN POSSESSION

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 Ten (10) and Eleven (11) in H. Beaver's Addition, being a Subdivision of Lots 15, 16, 21 and 22 of M.J. Williams' Sixth Addition to the City of Ottumwa, Wapello County, Iowa

Local Address: 534 Ray Street, Ottumwa

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

Date of Sale: 05/14/2025 Time of Sale: 10:15 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 \$56,723.96 Costs \$7,351.90 Accruing Costs Pending Interest \$1,031.78

% from 3.25% 10/30/2024

Attorney: David M. Erickson

Date: 01/30/2025

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