

NOTICE OF SHERIFF'S LEVY AND SALE
(Special Execution)

STATE OF IOWA)
) ss.
POWESHIEK COUNTY)

Iowa District Court
COURT CASE # **EQEQ028259**
Poweshiek County

Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust VI-A
Plaintiff

vs.

Scott E. Cook; Stacy L. Cook; United States of America-Internal Revenue Service; Great Western Bank, Successor in Interests to F&M Bank-Iowa; Parties in Possession; CACH LLC: Capital One Bank USA N.A.; Discover Bank; State of Iowa
Defendant (Judgment Debtor)

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 to satisfy the judgment. The property to be sold is


LOTS ONE AND TWO IN BLOCK FOUR, COLLEGE PLACE ADDITION TO GRINNELL, IOWA, ACCORDING TO THE PLAT THEREOF APPEARING OF RECORD IN BOOK 94, PAGE 576

Locally Known as: **1723 Hobart St., Grinnell, IA 50112**

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
4/24/2024	9:00 a.m.	Poweshiek County Public Safety Building (Conference Room - South Door) 4802 Barnes City Road, Montezuma, Iowa (641) 623-5679

- (X) 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 costs to this case.
- (X) Redemption: After the sale of real estate, defendant may redeem the property within _____ 120 Days for _____
United States of America, Internal Revenue
- (_) This sale not subject to redemption.
- (X) 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 \$72,629.99	Costs \$39,153.61	Accruing Costs PENDING	Interest at 5.875 % p/annum from 5/1/2017 on \$72,629.99	Attorney Andrea Dyar 1401 50th Street, Suite 100 West Des Moines, IA 50266 (515) 223-7325
Date: 2/14/24	Sheriff Thomas E. Kriegel Poweshiek County Website: poweshiekcosherriff.com	Deputy  79-12		