

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

STATE OF IOWA )  
 ) ss.  
POWESHIEK COUNTY )

Iowa District Court  
COURT CASE # **EQEQ028423**  
Poweshiek County

**GREENSTATE CREDIT UNION**  
Plaintiff

vs.

**Terry Lee Kephart; The Estate of Misty Jo Reavis; Unknown Spouse of Misty Jo Reavis, if any; Any Creditors of the Estate of Misty Jo Reavis; Unknown Heirs, Devisees, Legatees of the Estate of Misty Jo Reavis; State of IA Dept of Revenue**  
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

**Lot One in the Southwest Quarter of the Northwest Quarter of Section Eleven, Township Eighty-one North, Range Sixteen West of the 5th P.M., according to the Plat thereof appearing of record in Survey Book 5 at Page 46.**

Locally Known as: **3137 50th St, Gilman, IA 50106**

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
4/23/2025	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 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 costs to this case.
- ( ) Redemption: After the sale of real estate, defendant may redeem the property within \_\_\_\_\_
- (X) 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 \$50,982.93	Costs \$10,764.02	Accruing Costs PENDING	Interest at \$ 5.940 per day from 7/15/24	Attorney
Date: <i>11/15/25</i>	Sheriff Matthew M. Maschmann Poweshiek County Website: poweshieckosheriff.com		Deputy <i>Robyn Lee 74-4</i>	GREENSTATE CREDIT UNION PO BOX 800 NORTH LIBERTY, IA 52317  (319) 248-7287