

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-IRS; GREAT WESTERN BANK; PARTIES IN POSSESSION; CACH LLC; CAPITAL ONE BANK; 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
11/13/2024	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	Costs	Accruing Costs	Interest at	5.875 % p/annum from	Attorney
\$72,629.33	\$39,153.61	PENDING	5/1/2017	on \$72,629.33	ANDREA DYAR, SOUTHLAW P.C. 1401 50TH STREET, SUITE 100 WEST DES MOINES, IA 50266 515-223-7325, EXT 363
Date:	Sheriff	Deputy			
08/29/24	Thomas E. Kriegel Poweshiek County Website: poweshiecosheriff.com	<i>Reding Sr 79-4</i>			