

# Notice of Sheriff's Levy and Sale

## IN THE IOWA DISTRICT COURT IN AND FOR WORTH COUNTY

STATE OF IOWA  
WORTH COUNTY

}

Iowa District Court Worth County

Case #: **EQCV012876**

Civil #: **23-000483**

**U.S. BANK NATIONAL ASSOCIATION**

**VS**

**BENJAMIN A BAILEY, SPOUSE OF BENJAMIN A BAILEY IF ANY AND  
PARTIES IN POSSESSION**

- Special Execution  
 General Execution  
 Other

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  
 Personal Property  
 Described Below  
 On attached sheet:

To satisfy the judgment. The Property to be sold is

A TRACT OF REAL ESTATE LYING AND BEING SITUATED IN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION THREE (3), IN TOWNSHIP NINETY-EIGHT (98) NORTH, OF RANGE NINETEEN (19), WEST OF THE 5TH P.M., WORTH COUNTY, IOWA, DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT TWO (2) RODS NORTH AND EIGHT HUNDRED THIRTY (830) FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION THREE (3); RUNNING THENCE NORTH 9 1/2 RODS, THENCE EAST 110 FEET; THENCE SOUTH 9 1/2 RODS; THENCE WEST 110 FEET TO PLACE OF BEGINNING

Property Address: **505 1ST ST GRAFTON IA**

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

Sale Date    Sale Time    Place of Sale

**02/27/2024    10:00    WORTH COUNTY SHERIFF'S OFFICE, 1000 CENTRAL AVE, NORTHWOOD, IA 50459**

- 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 of this notice, or the sheriff will have it platted and charge the costs to this case.
- Redemption: After the sale of real estate, defendant may redeem the property within \_\_\_\_\_
- 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	Costs	Accruing Costs	Interest	Sheriff's Fees	Attorney
\$ 50,554.65	\$ 5,805.33	PLUS	\$1,763.44	Pending	DONALD J PAVELKA JR 421 W BROADWAY SUITE 401 COUNCIL BLUFFS, IA 51503 (402)898-7000
Date	DAN A. FANK				
01/03/2024	WORTH COUNTY SHERIFF				

# Notice of Sheriff's Levy and Sale

STATE OF IOWA  
Worth County

}

Person(s) Served: \_\_\_\_\_

Location of Service: \_\_\_\_\_

Date and Time of Service: \_\_\_\_\_

By \_\_\_\_\_

Posted notice at three public places in above county, and one of which was at the place where the last district court was held  
Date: \_\_\_\_\_ By \_\_\_\_\_

Debtor not in possession of real estate listed on reverse side.  
Date property viewed. \_\_\_\_\_

By \_\_\_\_\_

Published in \_\_\_\_\_

Encumbrance Book Entry: Date \_\_\_\_\_

Docket \_\_\_\_\_

Page \_\_\_\_\_

By \_\_\_\_\_

Served Defendant(s) copy of "Notice of Exempt Property" and "Request for Hearing on whether Property is Exempt" form.