

# Notice of Sheriff's Levy and Sale

STATE OF IOWA

GUTHRIE

COUNTY

ss.

Iowa District Court

COURT CASE # EQCV083135

GUTHRIE

COUNTY

UNION STATE BANK

PLAINTIFF

Special Execution

General Execution

Other

VS

CHRISTOPHER PAUL SCIARROTTA;  
 UNKNOWN SPOUSE, IF ANY, OF  
 CHRISTOPHER PAUL SCIARROTTA; ERICA  
 L. SCIARROTTA; UNKNOWN SPOUSE, IF  
 ANY, OF ERICA L. SCIARROTTA; LUCAS  
 COUNTY HOSPITAL; WEST BANK;  
 ACCREDITED COLLECTION SVC; and  
PARTIES IN POSSESSION

DEFENDANTS (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

Personal Property

described below;

on attached sheet

to satisfy the judgment. The property to be sold is

A TRACT DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF LOT ONE (1) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF SECTION THIRTY-FOUR (34), TOWNSHIP SEVENTY-EIGHT (78) NORTH, RANGE THIRTY-ONE (31) WEST OF THE 5TH P.M. GUTHRIE COUNTY IOWA, THENCE SOUTH (S) 13 $\frac{1}{2}$  RODS, THENCE WEST (W) 1 ROD TO THE WEST (W) LINE OF SAID NORTHWEST QUARTER (NW $\frac{1}{4}$ ) NORTHEAST QUARTER (NE $\frac{1}{4}$ ), THENCE NORTH (N) 13 $\frac{1}{2}$  RODS, THENCE EAST (E) 1 ROD TO THE PLACE OF BEGINNING; AND THE WEST TWENTY FEET (W 20') OF THE NORTH ONE HUNDRED FEET (N 100') OF LOT ONE (1) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) AND THE EAST (E) 96.36 FEET OF THE NORTH (N) 210.21 FEET OF LOT ONE (1) OF THE NORTH HALF (N $\frac{1}{2}$ ) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ); ALL IN SECTION THIRTY-FOUR (34), TOWNSHIP SEVENTY-EIGHT (78) NORTH, RANGE THIRTY-ONE (31), WEST OF THE 5TH P.M. IN GUTHRIE COUNTY, IOWA

Address: 417 7th Street, Menlo, IA 50164

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
02/25/2021	10:00 A.M.	West Foyer Guthrie County Courthouse, 200 N 5th St Guthrie Center, IA 50115

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 applicable.

Judgment Amount	Costs	Accruing Costs	Interest	Attorney
\$55,667.85	\$ 5,006.45	PLUS	7.50% from 06/05/2020	Michael D. Maynes PO Box 32 Greenfield, IA 50849 641-743-2800
Date	Sheriff	Deputy		
01-08-2021	J. MARTY ARGANBRIGHT GUTHRIE County, Iowa			