

# Notice of Sheriff's Levy and Sale

STATE OF IOWA

GUTHRIE

COUNTY

} ss.

Iowa District Court

COURT CASE # EQCV083328

GUTHRIE

COUNTY

TIAA, FSB

PLAINTIFF

Special Execution

VS

General Execution

All Unknown Heirs, Devisees, or Claimants with an Interest in Property of Nancy Lynn Sellers; Jennifer Sellers; Randall Sellers; State of Iowa, Department of Revenue; Unknown Spouse, if any, of Nancy Lynn Sellers; Unknown Spouse, if any, of Jennifer Sellers; Unknown Spouse, if any, of Randall Sellers; Parties in Possession, et al.

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)

to satisfy the judgment. The property to be sold is

- Real Estate
- Personal Property
- described below:
- on attached sheet:

LOTS NINE (9) AND TEN (10) IN BLOCK THIRTEEN (13) IN THE ORIGINAL TOWN OF BAGLEY, GUTHRIE COUNTY, IOWA.

Property Address: 505 2nd Ave., Bagley, IA 50026-7718

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
02-16-2023	10:00 A.M.	West Foyer Guthrie County Courthouse 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	% from	Attorney
\$ 67,822.09	\$ 7,267.60	PLUS	4.5	11/01/2020	Andrea Dyar South Law 1401 50th St, Ste 100 West Des Moines, IA 50266 515-223-7325
Date	Sheriff	Deputy			
12-21-2022	J. MARTY ARGANBRIGHT GUTHRIE County, Iowa				