

# POCAHONTAS COUNTY SHERIFF'S OFFICE

STEVEN E NELSON, SHERIFF

22 SE Court St., PO Box 182

POCAHONTAS, IA 50574

(712) 335-3308

## Sheriff's Sale Notice

STATE OF IOWA  
POCAHONTAS COUNTY

}

☒ No Redemption

☐ Redemption.

Case #: EQCV127147

Civil #: 25-000455

### Notice is Hereby Given for Public Auction

Date of Sale Time of Sale Place of Sale

02/04/2026

10:00

POCAHONTAS CO SHERIFF'S OFFICE, 22 SE COURT ST, POCAHONTAS, IA 50574

To be sold to the highest bidder, for cash, the following described property, levied upon and taken by virtue of Special Execution Order issued from the office of the Clerk of District Court,

within and for the County of POCAHONTAS State of Iowa, in favor of:

#### IOWA BANKERS MORTGAGE CORPORATION

and against the ☒ Real Estate Described herein ☐ Personal Property described here in ☐ Other

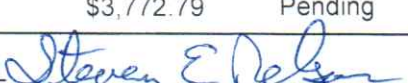
to wit: all of the rights, title and interest of the said Defendants,

**ESTATE OF KLEPPER,RALPH M; GARNER,AMY RENEE AND SPOUSE OF GARNER,AMY RENEE; THE KLEPPER FAMILY TRUST DATED AUGUST 1, 1990; STATE OF IOWA - DEPARTMENT OF REVENUE; OZARK CAPITAL CORPORATION; ALL KNOWN AND UNKNOWN CLAIMANTS AND ALL PERSONS KNOWN OR UNKNOWN CLAIMING ANY RIGHT, TITLE OR INTEREST AND ALL OF THEIR HEIRS, SPOUSES, ASSIGNS, GRANTEES, LEGATEES, DEVISEES AND ALL BENEFICIARIES OF EACH AND ALL OF THE ABOVE-NAMED DEFENDANTS, INCLUDING BUT NOT LIMITED TO ALL CREDITORS, HEIRS, SPOUSES, ASSIGNS, GRANTEES, LEGATEES, AND DEVISEES OF KLEPPER,RALPH M AND PARTIES IN POSSESSION,**

in and to the following described property, situated in POCAHONTAS COUNTY

### Legal Description on Attached Sheet

Property Address: 40695 305TH AVENUE, ROLFE, IOWA 50581

Judgment Amount	Costs	Accruing Costs	Interest	Sheriff's Fees	Attorney
\$ 74,812.65	\$ 9,322.73	PLUS	\$3,772.79	Pending	AMY S MONTGOMERY
Date	STEVEN E NELSON				4201 WESTOWN PARKWAY, SL
12/04/2025	POCAHONTAS COUNTY SHERIFF				WEST DES MOINES, IA 50266
					(515)288-2500

A TRACT OF LAND LOCATED IN THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION FOUR (4), TOWNSHIP NINETY-THREE (93) NORTH, RANGE THIRTY-ONE (31), WEST OF THE 5TH P.M., POCAHONTAS COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4, TOWNSHIP 93, RANGE 31; THENCE RUNNING DUE WEST 1320 FEET; THENCE RUNNING DUE NORTH 1481 FEET TO THE POINT OF BEGINNING; THENCE RUNNING DUE WEST 361.5 FEET; THENCE RUNNING DUE NORTH 361.5 FEET; THENCE RUNNING DUE EAST 361.5 FEET; THENCE RUNNING DUE SOUTH 361.5 FEET TO THE POINT OF BEGINNING. SITUATED IN POCAHONTAS COUNTY AND THE STATE OF IOWA.