

**Notice of Sheriff's Levy and Sale
IN THE IOWA DISTRICT COURT IN AND FOR POCAHONTAS COUNTY**

STATE OF IOWA
POCAHONTAS COUNTY

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Iowa District Court Pocahontas County

Case #: **EQCV127034**

Civil #: **24-000092**

WELLS FARGO BANK NA
VS
WILSON, BRUCE A; WILSON, SHIRLEY L; POCAHONTAS FORD; NCO
FINANCIAL SYSTEMS INC; POCAHONTAS
FORD/LINC/MERCUPC1006062; 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 land in the Southwest Quarter (SW 1/4) of the Northwest Fractional Quarter (NWfr1/4) of Section Six (6), Township Ninety-two (92) North, Range Thirty-three (33) West of the 5th P.M., Pocahontas County, Iowa, and being more particularly described as follows: Commencing at the Southwest (SW) corner of the Northwest Fractional Quarter (NWfr/14) of said Section 6; thence on a previously recorded bearing of North 00 degrees 00'00" East along the West line of said NW fr 1/4 665.33 feet to the SW corner of the NW 1/4 of the SW 1/4 of said NW fr 1/4 said point also being the point of beginning, thence continuing North 00 degrees 00'00" East, along said West line, 374.00 feet, thence South 89 degrees 26'45" East 265.00 feet, thence South 00 degrees 00'00" West 374.00 feet to the South line of foregoing NW 1/4 of SW 1/4 of NW fr 1/4 thence North 89 degrees 26'45" West along said South line 265.00 feet to the point of beginning. Hereafter known as Lot A of the Southwest Quarter of the Northwest Fractional Quarter (SW 1/4 NW fr 1/4) of Section 6, Township 92 North, Range 33 West of the 5th P.M., Pocahontas County, Iowa

Property Address: **46422 160TH AVENUE, LAURENS, IOWA 50554**

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

Sale Date	Sale Time	Place of Sale
04/24/2024	10:00	POCAHONTAS CO SHERIFF'S OFFICE, 99 COURT SQUARE STE #9, POCAHONTAS, IA 50574

- 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 DENTONS DAVIS BROWN PC 210 10TH ST, SUITE 1300 DES MOINES, IA 50309 (515)245-7802
\$76,424.55	\$16,057.45	PLUS	\$11,755.73	Pending	
Date	STEVEN E NELSON				
03/26/2024	POCAHONTAS COUNTY SHERIFF				