

**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 #: **EQCV127063**

Civil #: **24-000346**

IOWA BANKERS MORTGAGE CORPORATION
VS

ESTATE OF KLEPPER,RALPH M; 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, GRANTEEES, LEGATEES, DEVISEES AND ALL BENEFICIARIES OF EACH AND ALL OF THE ABOVE-NAMED DEFENDANTS, INCLUDING BUT NOT LIMITED TO ALL CREDITORS, HEIRS,SPOUSES, ASSIGNS, GRANTEEES, LEGATEES, AND DEVISEES OF KLEPPER,RALPH M 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 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.

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

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

Sale Date	Sale Time	Place of Sale
09/11/2024	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 ROBERT J. DOUGLAS JR 4201 WESTOWN PKWY, SUITE 30 WEST DES MOINES, IA 50266
\$77,794.97	\$4,802.47	PLUS	\$3,467.76	Pending	
Date	STEVEN E NELSON				
07/22/2024	POCAHONTAS COUNTY SHERIFF				