

Notice of Sheriff's Levy and Sale

UNION COUNTY SHERIFF'S OFFICE • 302 N PINE STREET, CRESTON, IA 50801 • (641) 782-7322

IN THE IOWA DISTRICT COURT FOR UNION COUNTY

STATE OF IOWA)
) SS
 UNION COUNTY)

Docket No. (Sale No.) 25-0091(1)
 Court No. EQCV019632

Publish Dates
 02/11/2025
 02/18/2025

SPECIAL EXECUTION

PLAINTIFF: WELLS FARGO BANK N.A.

vs.

DEFENDANT: ESTATE OF TIMOTHY E BISHOP

DEFENDANT: ALL PERSONS WITH AN INTEREST IN THE EST OF TIMOTHY E BISHOP WHO DIED 8/23/23

DEFENDANT: WILLIAMS, JENNIFER LYNNE

DEFENDANT: BISHOP, SHELBY RHAЕ

DEFENDANT: KEASEY, GINNY

DEFENDANT: GROSS, APRIL DANELL

DEFENDANT: STATE OF IOWA

DEFENDANT: PARTIES IN POSSESSION

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) rights, title, and interest in Real Estate Property to satisfy the judgment. The property to be sold is:

LOT NUMBERED TWO HUNDRED THIRTY-NINE (239) IN SECTION "B", WEST CRESTON, UNION COUNTY, IOWA. AND LOT NUMBERED TWO HUNDRED FORTY (240) IN SECTION "B", WEST CRESTON, UNION COUNTY, IOWA.

Street Address 504 WYOMING AVE CRESTON, IA 50801

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
03/18/2025	10:00 AM	EAST STEPS INSIDE THE UNION COUNTY COURTHOUSE CRESTON, IOWA.

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 Amt	Costs	Accruing Costs	Interest	Attorney
\$49,031.06		PLUS	5.25% per annum on \$42,197.98 from 09/01/2023 until satisfied. (\$3380.75)	JOHNSON, BLUMBERG & ASSOCIATES LLC
Date	Sheriff	Deputy		
02/05/2025	BRIAN BOLTON			