

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)

Docket No. (Sale No.) 25-0185(1)

Publish Dates

03/04/2025
03/18/2025

) SS

Court No. EQCV019690

UNION COUNTY)

SPECIAL EXECUTION

PLAINTIFF: WILMINGTON SAVINGS FUND SOCIETY

PLAINTIFF: FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS INDENTURE TRUSTEE OF CIM TRUST 2023-R3

vs.

DEFENDANT: THE ESTATE OF SANDRA JEAN CORNELISON

DEFENDANT: COOLEY, SHEENA

DEFENDANT: CORNELISON, MERRILL AVLIN III

DEFENDANT: CORNELISON, JOSHUA

DEFENDANT: CRABB, CHRISTINA KAY

DEFENDANT: SIMS, KELLY

DEFENDANT: STANLEY, BOBBY JO

DEFENDANT: WRIGHT, DAWN E

DEFENDANT: STATE OF IOWA DEPARTMENT OF REVENUE

DEFENDANT: UNKNOWN SPOUSE, IF ANY, OF SANDRA JEAN CORNELISON

DEFENDANT: TRUIST BANK

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:

NORTH HALF LOTS NUMBERED TEN (10), ELEVEN (11), AND TWELVE (12), IN BLOCK NUMBERED TWELVE (12) IN THE ORIGINAL PLAT OF LORIMOR, UNION COUNTY, IOWA.

Street Address 204 MISSOURI AVE LORIMOR, IA 50149

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
04/22/2025	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
\$28,177.70	\$9,187.54	PLUS	INTEREST ON THE PRINCIPAL AT THE CONTRACT RATE OF 10.505% FROM AND AFTER APRIL 15, 2023 UNTIL PAID IN FULL	SOUTHLAW PC

Date	Sheriff	Deputy
02/26/2025	BRIAN BOLTON	