

## Notice of Sheriff's Levy and Sale

IOWA COUNTY SHERIFFS OFFICE • 960 FRANKLYN AVENUE, MARENGO, IA 52301 • (319) 642-3496

### IN THE IOWA DISTRICT COURT FOR IOWA COUNTY

STATE OF IOWA

)

Docket No. (Sale No.) 25-00030(1)

) SS

Court No. EQCV025111

IOWA COUNTY

)

### NOTICE OF LEVY

PLAINTIFF : WELLS FARGO BANK, N.A.

vs.

DEFENDANT : ESTATE OF RICHARD E. ARDUSER; MARC E. ARDUSER, PERSONNALLY AND AS EXECUTOR OF THE ESTATE A ; ; STATE OF IOWA; 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 RICHARD E. ARDUSER - IN REM

As a result of the judgement 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:

LOTS 1 AND 2, BLOCK 8 OF HOUSTON'S FIRST ADDITION TO THE TOWN OF LADORA, IOWA COUNTY, IOWA

Street Address LOCALLY KNOWN AS 1106 COLFAX ST., LADORA, IA 52251

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
07/08/2025	10:00 AM	COURTHOUSE, MARENGO, IOWA

☒ 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.

☒ 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
\$61,904.34		PLUS	7.85% of \$55,888.49 from 01/27/2025 = \$1,947.22	DENTONS DAVIS BROWN PC (515) 288-2500
Date	Sheriff		Deputy	
04/02/2025	ROBERT A ROTTER		DOUG VANBENNEKOM BY JESSICA J. STOHLMANN	