

# 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

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Docket No. (Sale No.) 25-00056(1)

Court No. EQCV025184

IOWA COUNTY

## NOTICE OF LEVY

PLAINTIFF : WELLS FARGO BANK, N.A.

vs.

DEFENDANT : ROSS E. O'DONNELL, COOPERATIVE TELEPHONE COMPANY; PORTFOLIO  
RECOVERY ASSOCIATES, LLC; CREDIT ACCEPTANCE CORPORATION; AND  
PARTIES IN POSSESSION - 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:

COMMENCING AT A POINT ON THE EAST LINE OF LOT TWO (2) OF BARTLETT'S SUBDIVISION OF OUTLOT SIX (6) OF THE TOWN OF VICTOR, IOWA COUNTY, IOWA, WHICH SAID POINT IS 683.05 FEET NORTHWESTERLY OF THE SOUTHEAST CORNER OF SAID LOT TWO (2), AND WHICH IS DESIGNATED AS POINT OF BEGINNING; THENCE WESTERLY ONE HALF THE DISTANCE TO THE WEST LINE OF SAID LOT TWO (2), EXCEPT THE WESTERLY 2.5 FEET THEREOF, THE WESTERLY DIRECTION BEING TO A POINT ON THE WEST LINE OF SAID LOT TWO (2) WHICH IS 631.55 FEET NORTHWESTERLY OF THE SOUTHWEST CORNER OF SAID LOT TWO (2); THENCE NORTHWESTERLY 70 FEET ALONG A LINE PARALLEL TO THE EAST AND WEST LINES OF SAID LOT TWO (2); THENCE EASTERLY TO THE EAST LINE OF SAID LOT TWO (2) TO A POINT WHICH IS 70 FEET NORTHWESTERLY TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE EAST LINE OF SAID LOT TWO (2), 70 FEET TO POINT OF BEGINNING, SITUATED IN IOWA COUNTY AND THE STATE OF IOWA.

Street Address LOCALLY KNOWN AS 611 WASHINGTON ST., VICTOR, IOWA 52347

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             |
|--------------|--------------|---------------------------|
| 11/25/2025   | 09:00 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                                 |
|--------------|-----------------|----------------|----------------------------------------------------|------------------------------------------|
| \$51,247.94  |                 | PLUS           | 3.25% of \$41,395.72 from 07/17/2025 =<br>\$482.86 | DENTONS DAVIS BROWN PC<br>(515) 471-5160 |
| Date         | Sheriff         |                | Deputy                                             |                                          |
| 09/25/2025   | ROBERT A ROTTER |                | DOUG VANBENNEKOM BY JESSICA J. STOHLMANN           |                                          |