

**Notice of Sheriff's Levy and Sale**  
**IN THE IOWA DISTRICT COURT IN AND FOR O'BRIEN COUNTY**

STATE OF IOWA  
 O'BRIEN COUNTY

}

Iowa District Court O'Brien County

Case #: **EQCV025783**

Civil #: **23-000250**

UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY,  
 BUT SOLELY AS LEGAL TITLE TRUSTEE OF PRL TITLE TRUST II  
 PLAINTIFF/ PETITIONER VS. RHONDA J. PETITT, CACH, LLC, AND AAA  
 COLLECTIONS, DEFENDANT/ RESPONDENT

- 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

LOT NINE (9) IN BLOCK TWO (2) OF CROSSANS SECOND ADDITION TO THE CITY OF HARTLEY, IN OBRIEN COUNTY AND STATE OF IOWA, AS SHOWN BY THE RECORDED PLAT THEREOF

Property Address: **211 N 1ST AVE. WEST, HARTLEY, IA 51346**

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

Sale Date    Sale Time    Place of Sale

**06/14/2023    12:15    O'BRIEN COUNTY SHERIFF'S OFFICE, 240 1ST ST NE, PRIMGHAR,IA 51245**

- 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 BRIAN G. SAYER 925 E 4TH ST WATERLOO, IA 50703 (319)234-2530
\$ 25,258.54	\$ 6,201.24	PLUS	\$ 501.21	Pending	
Date	BRUCE DEVEREAUX	<i>H. Steven Vander Veen 71-3</i>			
04/28/2023	O'BRIEN COUNTY SHERIFF				Steven Vander Veen, Lieutenant