

# Notice of Sheriff's Levy and Sale

## IN THE IOWA DISTRICT COURT IN AND FOR 97-WOODBURY COUNTY

STATE OF IOWA  
97-WOODBURY COUNTY

}

Iowa District Court 97-Woodbury County

Case #: **EQCV213121**

Civil #: **24-000937**

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE  
CHALET SERIES IV TRUST VS. ANGELA KAY COMSTOCK A/K/A ANGELA  
K. COMSTOCK; KEITH MICHAEL COMSTOCK A/K/A KEITH M.  
COMSTOCK; PARTIES IN POSSESSION, ET AL

- 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 ONE HUNDERED SEVENTY-ONE (171), WOODBURY HEIGHTS THIRD ADDITION, SIOUX CITY,  
WOODBURY COUNTY, IOWA, COMMONLY KNOWN AS 428 FOREST VIEW AVE, SIOUX CITY, IA 51103 (THE  
"PROPERTY").

Property Address: **428 FOREST VIEW AVE SIOUX CITY, IA, 51103**

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

Sale Date	Sale Time	Place of Sale
<b>04/30/2024</b>	<b>10:00</b>	<b>WOODBURY COUNTY COURTHOUSE, 620 DOUGLAS ST, SIOUX CITY, IA 51101</b>

- 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
\$ 168,608.47	\$ 0.00	PLUS	\$ 6,952.10	Pending	
Date	CHAD SHEEHAN				13160 FOSTER SUITE 100 OVERLAND PARK, KS 66213 (913)663-7600
03/11/2024	WOODBURY COUNTY SHERIFF _____				