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 #: **EQCV224792**
Civil #: **26-002867**

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2021-GS1,
VS
DOUGLAS D. BAUMANN A/K/A DOUGLAS L. BAUMANN; TIA M. BAUMANN; PARTIES IN POSSESSION; AND HAWKEYE ADJUSTMENT SERVICE,

- [X] 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)

- [X] Real Estate
- [ ] Personal Property
- [X] Described Below
- [ ] On attached sheet:

To satisfy the judgment. The Property to be sold is

LOT ONE HUNDRED SEVENTY FIVE (175) IN FAIRFAX ADDITION TO SIOUX CITY, IOWA; LOT ONE HUNDRED SEVENTY SIX (176) IN FAIRFAX ADDITION TO SIOUX CITY, IOWA; AND THE EASTERLY HALF OF THE VACATED VALLEY ABUTTING LOTS 175 AND 176 IN FAIRFAX ADDITION TO SIOUX CITY, IOWA COMMONLY KNOWN AS 6510 MORNINGSIDE AVE, SIOUX CITY, IA 51106 (THE "PROPERTY"),

Property Address: **6510 MORNINGSIDE AVE SIOUX CITY IA 51106**

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

Sale Date	Sale Time	Place of Sale
10/13/2026	**10:00**	**WOODBURY COUNTY COURTHOUSE, 620 DOUGLAS ST, SIOUX CITY, IA 51101**

- [ ] 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 _____
- [X] 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
$ 118,285.19	$ 0.00	PLUS	$ 2,791.87	Pending

Date 08/17/2026
CHAD SHEEHAN
WOODBURY COUNTY SHERIFF _____

Attorney

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