

Notice of Sheriff's Levy and Sale
IN THE IOWA DISTRICT COURT IN AND FOR 97-WOODBURY COUNTY

STATE OF IOWA
 97-WOODBURY COUNTY

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Iowa District Court 97-Woodbury County

Case #: **EQCV207640**

Civil #: **24-000563**

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL
 CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE
 ASSET TRUST 2021-GS1

Special Execution

General Execution

VS
 DOUGLAS D. BAUMANN A/K/A DOUGLAS L. BAUMANN; TIA M. BAUMANN;
 PARTIES IN POSSESSION; GENTRY FINANCE CORP.; HAWKEYE
 ADJUSTMENT SERVICE; AND L F NOOL INC.,

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 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 ALLEY 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 MORNGINSDE 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

04/16/2024 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 _____

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 \$ 106,279.46	Costs \$ 81.88	Accruing Costs PLUS	Interest \$ 6,750.06	Sheriff's Fees Pending	Attorney 13160 FOSTER SUITE 100 OVERLAND PARK, KS 66213 (913)663-7600
Date 02/12/2024	CHAD SHEEHAN WOODBURY COUNTY SHERIFF _____				