

## Notice of Sheriff's Levy and Sale

Boone County Sheriff • 1019 W Mamie Eisenhower, Boone, IA 50036-0000 • (515) 433-0524

### IN THE IOWA DISTRICT COURT FOR BOONE COUNTY

STATE OF IOWA                     )  
  ) SS  
BOONE COUNTY                    )

Docket No. (Sale No.) 202300636(1)

Court No. EQCV042392

### Special Execution

Plaintiff : WELLS FARGO BANK, N.A.

vs.

Defendant : GRANT EUGENE TITUS, PENNY ANN TITUS AND SPOUSE OF PENNY ANN  
TITUS; IOWA DEPARTMENT OF REVENUE; STATE OF IOWA; CATHY JEAN  
TITUS; MEADOW ESTATES MHC and PARTIES IN POSSESSION - In Rem

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 Property to satisfy the judgment. The property to be sold is:

**Parcel "A" in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-four (24), Township Eighty-two (82) North,  
Range Twenty-six (26), West of the 5th P.M., except public highway, as shown on Plat of Survey recorded in Plat Book 23, Page 33,  
in the  
Office of the Recorder of Boone County, Iowa.**

Street Address: 1777 315th Street, Madrid, IA 50156

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

Date of Sale  
09/12/2023

Time of Sale  
10:00 AM

Place of Sale  
Boone County Sheriff's Office  
1019 W 3rd Street  
Boone, Iowa 50036

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  
\$167,935.51

Costs  
\$1,180.20

Accruing Costs  
\$11,282.12

Interest  
4.875% of \$167,935.51 from 01/24/2023 plus  
accrued interest of \$19,618.61

Attorney  
DENTONS DAVIS BROWN PC  
(515) 288-2500

Date

07/17/2023     Andrew D. Godzicki, Sheriff

Jessica Berg, Admin Clerk