

NOTICE OF SHERIFF'S LEVY AND SALE

IN THE IOWA DISTRICT COURT FOR WAPELLO COUNTY

COURT CASE #EQEQ114545  
WAPELLO COUNTY

- Special Execution  
 General Execution  
 Other

AMERIHOM MORTGAGE COMPANY, LLC

Plaintiff(s)

VS.

RALPH OVIL AND PARTIES IN POSSESSION

Defendant(s)

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 the defendant(s)

Real Estate  Personal Property  Described Below  On Attached Sheet

to satisfy the judgment. The property to be sold is

JUDGMENT IN REM

Lot 130 in Wildwood Countryside, as Addition to the City of Ottumwa, Wapello County, Iowa

Local Address: 1922 Greenwood Drive, Ottumwa Iowa

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

Date of Sale: 05/06/2026 Time of Sale: 10:00 A.M.

Place of Sale: 330 W. 2<sup>nd</sup> Street  
2<sup>ND</sup> Floor, Wapello Co Sheriff's Office

Homestead: Defendant is advised that if the described real estate includes the homestead (which must not exceed ½ 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 sale of real estate, the defendant may redeem the property within \_\_\_\_\_

This is not subject to redemption.

Property exemption: Certain money or property may be exempt. Contact your property attorney to review specific provisions of the law and file appropriate notice, if applicable.

Judgment Amount \$217,580.05 Costs \$49,147.09 Accruing Costs Pending Interest \$4,528.94

% from 7.563% 01/27/2026

Attorney: BENJAMIN W. HOPKINS

Date: 03/23/2026

/s/ Donald Phillips  
Donald Phillips, Sheriff  
Wapello County, Iowa