NOTICE OF SHERIFF'S LEVY AND SALE

IN THE IOWA DISTRICT COURT FOR WAPELLO COUNTY

COURT CASE #**EQEQ114694**
WAPELLO COUNTY

☒ **Special Execution**
☐ **General Execution**
☐ **Other**

FIRST STATE BANK OF LYNNVILLE, IOWA, AN IOWA BANKING CORPORATION
Plaintiff(s)

VS.

RYAN GOODVIN; IOWA DEPARTMENT OF REVENUE; HAUGE ASSOCIATES, INC.; KRISTEN TIMBERLAKE F/K/A KRISTEN GOODVIN; LINDSIE GOODVIN A/K/A LINDSIE INGRAM 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

TRACT 12 IN WILDWOOD COUNTRYSIDE, AN ADDITION TO THE CITY OF OTTUMWA, WAPELLO COUNTY, IOWA, EXCEPTING THE NORTH 147 FEET THEREOF

Local Address: 1709 W FINLEY AVE, OTTUMWA IOWA

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

Date of Sale: 10/07/2026 **Time of Sale:** 10:30 A.M. **Place of Sale:** 330 W. 2nd Street 2ND 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 $157,819.07 **Costs $**13,454.08 **Accruing Costs** Pending **Interest $**5,615.10

% from 4.610% 01/02/2026 **Attorney:** SAMUEL M. DEGREE

Date: 08/06/2026

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