

NOTICE OF SHERIFF'S LEVY AND SALE

IN THE IOWA DISTRICT COURT FOR WAPELLO COUNTY

COURT CASE #EQEQ114552
WAPELLO COUNTY

- Special Execution
 General Execution
 Other

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO HOME MORTGAGE ASSET-BACKED SECURITIES 2007-M14 TRUST, MORTGAGE ASSET-BACKED CERTIFICATES

Plaintiff(s)

VS.

Denny W. Archer a/k/a Denny Archer; Unknown spouse, if any, of Denny W. Archer; 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 14 in A.E. Hammond's First Addition to the City of Ottumwa, Wapello County, Iowa

More Correctly Known As:

Lot 14 in A.E. Hammond's First Addition to the City of Ottumwa, Wapello County, Iowa

Local Address: 513 QUEEN ANNE AVE., OTTUMWA

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

Date of Sale: 06/03/2026 Time of Sale: 10:00 A.M. Place of Sale: 330 W. 2nd Street Ottumwa, IA-Law Enforcement Ctr.

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 \$23,303.31 Costs \$4,150.93 Accruing Costs Pending Interest \$2,048.56
% from 4.625% 10/01/2024 Attorney: Emily Bartekoske

Date: 03/23/2026

Donald Phillips

Donald Phillips, Sheriff
Wapello County, Iowa