

NOTICE OF SHERIFF'S LEVY AND SALE

IN THE IOWA DISTRICT COURT FOR WAPELLO COUNTY

COURT CASE #EQEQ114650
WAPELLO COUNTY

- Special Execution
- General Execution
- Other

PILOT GROVE SAVINGS BANK

Plaintiff(s)
VS.

TODD PHILLIPS, KRystal PHILLIPS, PERSONS IN POSSESSION, UNITED STATES OF AMERICA
(DEPARTMENT OF THE TREASURY INTERNAL REVENUE SERVICE), AGRILAND FS, INC., LVNV FUNDING
LLC, CREDIT BUREAU SERVICES OF IA, INC., and HSID, LLC,

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

A part of the Southwest Quarter of the Southwest Quarter of Section 25, Township 73 North, Range 12
West of the Fifth Principal Meridian, Wapello County, Iowa, also designated as Parcel "B" and more
particularly described as follows:

Commencing at the Southwest Corner of said Section 25; thence North (assumed bearing) along the
west line of the Southwest Quarter of said Section 25 a distance of 74.28 feet; thence North 63
degrees 31 minutes 30 seconds East a distance of 554.36 feet to the Point of Beginning; thence
North 31 degrees 30 seconds West along the centerline of Batavia Road a distance of 275.27 feet;
thence North 63 degrees 09 minutes 35 seconds East a distance of 256.10 feet; thence South 86
degrees 09 minutes 28 seconds East a distance of 316.06 feet; thence South 29 degrees 10 minutes 46
seconds East a distance of 336.03 feet; thence South 58 degrees 05 minutes 07 seconds West along
the southeasterly line of Lot A as shown on a Plat of Survey recorded in Misc. Book IA, Page 458-
459, of the Wapello County Recorder's Office a distance of 424.64 feet to the southerly corner of
said Lot A; thence North 47 degrees 08 minutes 42 seconds West along the southwesterly line of said
Lot A a distance of 277.47 feet to the Point of Beginning, containing a total of 5.37 acres, more
or less, including 0.42 acres of county road right-of-way on the westerly side thereof: the above
described Auditor's Parcel "B" includes all of Lot A as shown and described in a plat of survey
filed in Miscellaneous Record Book 1A, Pages 458 and 459.

Local Address: 1885 Batavia Rd, Batavia Iowa

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

Date of Sale: 04/08/2026 Time of Sale: 10:00 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 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 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 \$112,304.59 Costs \$9,888.26 Accruing Costs Pending Interest \$2,531.94

% from 22.21 per diem 12/15/2025 Attorney: William R. Jahn, Jr.

Date: 02/09/2026

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