

**Notice of Sheriff's Levy and Sale**  
**IN THE IOWA DISTRICT COURT IN AND FOR WORTH COUNTY**

STATE OF IOWA  
WORTH COUNTY

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Iowa District Court Worth County

Case #: **EQCV012933**

Civil #: **24-000325**

**US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL  
CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET**

**TRUST**

**VS**

**STATE OF IOWA; UNITED STATES OF AMERICA INTERNAL REVENUE  
SERVICE; ALL KNOWN AND UNKNOWN CLAIMANTS AND ALL PERSONS  
KNOWN OR UNKNOWN CLAIMING ANY RIGHT, TITLE OR INTEREST AND  
ALL OF THEIR HEIRS, SPOUSES, ASSIGNS, GRANTEES, LEGATEES,  
DEWISEES AND ALL BENEFICIARIES OF EACH AND ALL OF THE  
ABOVE-NAMED DEFENDANTS, INCLUDING BUT NOT LIMITED TO ALL  
CREDITORS, HEIRS, SPOUSES, ASSIGNS, GRANTEES, LEGATEES, AND  
DEWISEES OF MANUEL J CHAVEZ**

- Special Execution  
 General Execution  
 Other

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  
 Personal Property  
 Described Below  
 On attached sheet:

To satisfy the judgment. The Property to be sold is

**LOT 9 IN BLOCK 2 OF THE ORIGINAL PLAT OF THE ORIGINAL TOWN OF GRAFTON, WORTH COUNTY, IOWA**

Property Address: **105 3RD ST GRAFTON, IA**

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

Sale Date    Sale Time    Place of Sale

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**12/17/2024    10:00    WORTH COUNTY SHERIFF'S OFFICE, 1000 CENTRAL AVE, NORTHWOOD, IA 50459**

- 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 the sale of real estate, defendant may redeem the property within \_\_\_\_\_
- 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 acceptable.

Judgment Amount	Costs	Accruing Costs	Interest	Sheriff's Fees	Attorney
\$ 30,308.30	\$ 24,573.15	PLUS	\$530.60	Pending	MATTHEW E LAUGHLIN 215 10TH STREET, SUITE 1300 DES MOINES, IA 50309 (515)288-2500
Date	DAN A. FANK				
11/13/2024	WORTH COUNTY SHERIFF				