

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

STATE OF IOWA  
MARION COUNTY

}

Iowa District Court Marion County

Case #: **EQCV097238**

Civil #: **24-000830**

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR  
STANWICH MORTGAGE LOAN TRUST J

VS

RODNEY L RUFFRIDGE A/K/A RODNEY LEE RUFFRIDGE; PARTIES IN  
POSSESSION; THE UNKNOWN SPOUSE, IF ANY, OF RODNEY L  
RUFFRIDGE; LEDERMAN BONDING COMPANY; IN REM

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 49 IN "PARK HILLS SUBDIVISION PLAT NO. 1", A SUBDIVISION OF PART OF THE SOUTH 3/4 OF SECTION 28 AND PART OF THE N 1/2 OF SECTION 33, ALL IN TOWNSHIP 77 NORTH, RANGE 19 WEST OF THE 5TH P.M. ACCORDING TO PLAT THEREOF RECORDED IN BOOK 94, PAGE 185, LAND DEED RECORD.

Property Address: **151 TERRACE DR, OTLEY, IA 50214**

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

Sale Date Sale Time Place of Sale

**01/07/2025 11:00 MARION CO LAW ENFORCEMENT CENTER, 211 N GODFREY LANE, KNOXVILLE, IA 50138**

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                  |
| \$44,693.63     | \$12,492.64           | PLUS           | \$9,404.03 | Pending        | EMILY BARTEKOSKE          |
| Date            |                       |                |            |                | 4601 WESTOWN PKWY STE 250 |
| 01/07/2025      | MARION COUNTY SHERIFF | _____          |            |                | WEST DES MOINES, IA 50266 |
|                 |                       |                |            |                | (515)223-7325             |