

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

STATE OF IOWA
 KOSSUTH COUNTY

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Iowa District Court Kossuth County

Case #: **EQCV028152**

Civil #: **25-000892**

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC
 VS
 TREVOR NIEBUHR; ANGELICA SPIRIT MILLER; JENNIFER LYNN
 NIEBUHR; KRISTEN MARIE SIMMONS; STATE OF IOWA, CHILD SUPPORT
 SERVICES; UNKNOWN SPOUSE, IF ANY, OF TREVOR NIEBUHR;
 PARTIES IN POSSESSION; STATE OF IOWA, ET AL.

- 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 THIRTEEN (13) OF AUDITOR'S PLAT OF FULLERTON'S ADDITION TO WHITTEMORE, KOSSUTH COUNTY, IOWA

Property Address: **105 PRAIRIE ST, WHITTEMORE, IOWA 50598**

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

Sale Date	Sale Time	Place of Sale
02/24/2026	13:30	KOSSUTH COUNTY SHERIFF'S OFFICE LOBBY, 121 W STATE STREET, ALGONA, IA 50511

- 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 \$ 57,598.76	Costs \$ 9,742.44	Accruing Costs PLUS	Interest \$0.00	Sheriff's Fees Pending	Attorney 10855 W DODGE ROAD, STE OMAHA, NE 68154 (402)342-4644
Date 01/02/2026	ROGER FISHER KOSSUTH COUNTY SHERIFF				