

NOTICE OF SHERIFF'S LEVY AND SALE

IN THE IOWA DISTRICT COURT FOR WAPELLO COUNTY

COURT CASE #EQEQ109245
WAPELLO COUNTY

- Special Execution
 General Execution
 Other

NATIONWIDE ADVANTAGE MORTGAGE COMPANY

Plaintiff(s)

VS.

ADRIAN H. MORAS AND GUADALUPE MORAS, HUSBAND AND WIFE

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 SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION NINETEEN (19) TOWNSHIP SEVENTY-TWO (72) RANGE THIRTEEN (13) WEST, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF KEITH AVENUE, (NOW JEFFERSON STREET) IN THE CITY OF OTTUMWA, IOWA, WHICH IS THREE HUNDRED AND TWENTY AND 1/2 (320 1/2) FEET NORTH OF THE POINT OF INTERSECTION BETWEEN SAID WEST LINE OF JEFFERSON STREET AND THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19 TOWNSHIP 72 RANGE 13 WEST, THENCE NORTH ALONG THE WEST LINE OF JEFFERSON STREET FIFTY (50) FEET; THENCE WEST ONE HUNDRED AND TEN FEET (110), THENCE SOUTH FIFTY (50) FEET THENCE EAST ONE HUNDRED AND TEN FEET (110) TO THE PLACE OF BEGINNING

Local Address: 1031 N. JEFFERSON STREET, OTTUMWA

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

Date of Sale: 04/23/2014 Time of Sale: 10:30 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 \$48,706.38 Costs \$4360.42 Accruing Costs Pending Interest \$1,329.08

% from 6% 11/08/2013

Attorney: DAVID R. ELKIN

Date: 02/13/2014

Mark H. Miller, Sheriff
Wapello County, Iowa

Donald Phillips, Chief Deputy Sheriff
Wapello County, Iowa