

NOTICE OF SHERIFF'S LEVY AND SALE

IN THE IOWA DISTRICT COURT FOR WAPELLO COUNTY

COURT CASE #EQEQ108816
WAPELLO COUNTY

- Special Execution
- General Execution
- Other

WELLS FARGO BANK, NA

Plaintiff(s)

VS.

THOMAS I. RICHARDS; RENATA RICHARDS; AND WELLS FARGO FINANCIAL BANK

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

ALL THAT PARCEL OF LAND IN WAPELLO COUNTY, STATE OF IOWA, AS MORE FULLY DESCRIBED IN DEED BOOK 470, PAGE 21, ID#007411580021000, BEING KNOWN AND DESIGNATED AS:

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION NINETEEN (19) TOWNSHIP SEVENTY-TWO (72) NORTH, RANGE THIRTEEN (13) WEST OF THE FIFTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT ON THE SOUTH LINE OF HIGHLAND AVENUE IN THE CITY OF OTTUMWA, IOWA WHICH POINT IS 266 FEET EAST OF THE EAST LINE OF NORTH COURT STREET IN SAID CITY; THENCE SOUTH 145 FEET; THENCE EAST 50 FEET; THENCE NORTH 145 FEET TO THE SOUTH LINE OF SAID HIGHLAND AVENUE, THENCE WEST 50 FEET TO THE PLACE OF BEGINNING. SAID TRACT BEING OTHERWISE DESCRIBED AS LOT NO. TWENTY-TWO (22) OF AUDITORS SUBDIVISION OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION NINETEEN (19), IT ALSO BEING A PART OF LOT NO. ONE (1) OF SAID AUDITORS SUBDIVISION.

BY FEE SIMPLE DEED FROM MICHAEL A. MITCHELL AND CHERYL A. MITCHELL, HUSBAND AND WIFE AS SET FORTH IN DEED BOOK 470, PAGE 21 DATED 01/05/1990 AND RECORDED 01/08/1990, WAPELLO COUNTY RECORDS, STATE OF IOWA

Local Address: 120 E. HIGHLAND AVE., OTTUMWA

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

Date of Sale: 04/09/2014 Time of Sale: 10:15 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 \$101,895.20 Costs \$12,480.72 Accruing Costs Pending Interest \$6,060.67

% from 6.5% 05/10/2013 Attorney: BRIAN G. SAYER

Date: 01/09/2014

Mark H. Miller, Sheriff
Wapello County, Iowa

Donald Phillips, Chief Deputy Sheriff
Wapello County, Iowa