

NOTICE OF SHERIFF'S LEVY AND SALE

IN THE IOWA DISTRICT COURT FOR WAPELLO COUNTY

COURT CASE #EQEQ109717
WAPELLO COUNTY

- Special Execution
- General Execution
- Other

SUNTRUST MORTGAGE, INC.

Plaintiff(s)

VS.

RUSSELL A. WALLER, JR.; CARA A. WALLER; PARTIES IN POSSESSION; UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MATTHEW LUNDY; TYLER JACOB LUNDY

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 SOUTHWEST QUARTER OF SECTION THIRTY-ONE (31), TOWNSHIP SEVENTY-TWO (72) NORTH, RANGE THIRTEEN (13) WEST OF THE 5TH P.M., IN THE CITY OF OTTUMWA, WAPELLO COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 950 FEET EAST OAND 540.19 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE EAST AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 31, A DISTANCE OF 150 FEET; THENCE NORTH AND PARALLEL TO MADISON AVENUE EXTENDED A DISTANCE OF 168.69 FEET; THENCE WEST PARALLEL TO THE SOUTH LINC SAID SECTION 31, A DISTANCE OF 150 FEET THENCE SOUTH PARALLEL TO MADISON AVENUE EXTENDED 1660.69 FEET TO THE POINT OF BEGINNING; THE TRACT HEREIN DESCRIBED BEING DESIGNATED AS LOTS 19, 20 AND 21 IN IRREGULAR SURVEY OF JR BAKER'S SOUTH ADDITON TO OTTUMWA, IOWA, FOUND IN RECORD "W" PAGE 225 OF THE WAPELLO COUNTY, RECORDER'S OFFICE

Local Address: 1228 BURNS AVE., OTTUMWA

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

Date of Sale: 02/03/2016 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 \$121,517.57 Costs \$20,530.90 Accruing Costs Pending Interest \$2,726.62

% from 6.5% 09/30/2015 Attorney: MATTHEW E. LAUGHLIN

Date: 10/28/2015

/s/ Mark H. Miller
Mark H. Miller, Sheriff
Wapello County, Iowa

/s/ Donald Phillips
Donald Phillips, Chief Deputy Sheriff
Wapello County, Iowa