

NOTICE OF SHERIFF'S LEVY AND SALE

IN THE IOWA DISTRICT COURT FOR WAPELLO COUNTY

COURT CASE #EQEQ110181
WAPELLO COUNTY

- Special Execution
- General Execution
- Other

COMMUNITY 1ST CREDIT UNION

Plaintiff(s)

VS.

COBLER SHOP, INC. D/B/A CSI TRUCK AND TRAILER; JOE C. COBLER; SUSAN R. COBLER; WASHER SYSTEMS OF IOWA, INC.; GAMRATH-DOYLE & ASSOCIATES, INC.; CONTRACTING SPECIALISTS, INC.; WORMHOUDT LUMBER COMPANY OF OTTUMWA AND PARTIES IN POSSESSION

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 Northeast Quarter of Section 26, township 73 North, Range 14 West of the 5th P.M., in Wapello County, Iowa, described as follows, to-wit: Commencing at the East One-Quarter corner of said Section 26; thence S 89 degrees 50' W along the South line of the said NE ¼ of said Section 26, a distance of 603.24 feet; thence N 0 degrees 20' W, a distance of 40 feet to the point of beginning of the tract of land herein described; thence S 89 degrees 50' W, a distance of 390.00 feet; thence N 0 degrees 20' W, a distance of 185.00 feet; thence S 89 degrees 50' W, a distance of 160.00 feet; thence N 0 degrees 20' W, a distance of 145.72; thence N 20 degrees 34' E, a distance of 121.77 feet; thence N 89 degrees 37' E, a distance of 441.57 feet; thence S 45 degrees 1'20" E, a distance of 91.89 feet; thence S 0 degrees 20' E, a distance of 381.48 feet to the point of beginning, containing 210,813.98 square feet or 4.839623 Acres. EXCEPT the part sold to the City of Ottumwa as shown in Book 492 Page 761 of the records of the Wapello County Recorder.

Local Address: 14591 THIRD ST., OTTUMWA

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

Date of Sale: 10/26/2016 Time of Sale: 10:00 A.M. Place of Sale: 330 W. 2nd Street 2nd Floor, Wapello Co Sheriff's Office

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 \$375,267.72 Costs \$4,682.85 Accruing Costs Pending Interest \$26,517.01

% from 5.90% 08/31/2015 \$285,994.73
6.790% 08/31/2015 \$89,272.99

Attorney: NICHOLAS T. MAXWELL

Date: 04/07/2016

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

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