

NOTICE OF SHERIFF'S LEVY AND SALE

IN THE IOWA DISTRICT COURT FOR WAPELLO COUNTY

COURT CASE #EQEQ110273
WAPELLO COUNTY

- Special Execution
 General Execution
 Other

WELLS FARGO BANK, N.A.

Plaintiff(s)

VS.

JOHN C. LAURSEN; LORI L. LAURSEN N/K/A LORI L. ROWLAND; STATE OF IOWA; SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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

All that part of the Southeast Quarter of the Northeast Quarter lying Southwesterly of the public highway and the North Half of the Northeast Quarter of the Southeast Quarter, except the Easterly part thereof conveyed to the State of Iowa and except Eight (8) acres off the East side thereof, all in Section Thirty-six (36), Township Seventy-one (71) North, Range Fourteen (14) West of the 5th P.M., in Wapello County, Iowa, subject to an Easement found in Book 478, Page 960 and except part sold found in Book 489, Page 118 described as follows: A parcel of land in the NE 1/4 of Section 36, Township 71 North, Range 14 West of the 5th P.M., more particularly described as follows: Commencing at the East 1/4 corner of said Section 36; thence S 88 degrees 56' 1" West 100.78 feet to the point of beginning; thence S 88 degrees 56' 1" West 167.56 feet; thence N 89 degrees 1' 59" W 472.12 feet; thence N 0 degrees 58' 1" E 418.53 ft; thence S 58 degrees 41' 32" E 741.08 feet to the place of beginning. Said parcel contains 2.82 acres including existing right of way

Local Address: 1592 LITTLE SOAP RD, BLOOMFIELD

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

Date of Sale: 09/14/2016 Time of Sale: 10:15 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 6 months; 03/14/2017

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 \$113,818.71 Costs \$7,627.80 Accruing Costs Pending Interest \$2,571.06

% from 4.25% 03/04/2016

Attorney: DAVID M. ERICKSON

Date: 07/25/2016

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

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