

NOTICE OF SHERIFF'S LEVY AND SALE

IN THE IOWA DISTRICT COURT FOR WAPELLO COUNTY

COURT CASE #EQEQ109622
WAPELLO COUNTY

- Special Execution
- General Execution
- Other

NATIONWIDE ADVANTAGE MORTGAGE COMPANY

Plaintiff(s)

VS.

JOSEPH W. GARD AND CHELSE R. GARD, HUSBAND AND WIFE, STATE OF IOWA AND ANY AND ALL UNKNOWN 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

THE WEST 60 FEET OF TRACT 32 IN WILDWOOD COUNTRYSIDE, AN ADDITION TO THE CITY OF OTTUMWA, WAPELLO COUNTY, IOWA

Local Address: 1634 ALBIA RD, OTTUMWA

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

Date of Sale: 02/04/2015 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 \$68,383.88 Costs \$6,546.33 Accruing Costs Pending Interest \$2,411.23

% from 6.50% 07/21/2014

Attorney: DAVID R. ELKIN

Date: 11/05/2014

Mark H. Miller, Sheriff
Wapello County, Iowa

Donald Phillips, Chief Deputy Sheriff
Wapello County, Iowa