

NOTICE OF SHERIFF'S LEVY AND SALE

IN THE IOWA DISTRICT COURT FOR WAPELLO COUNTY

COURT CASE #EQEQ109949
WAPELLO COUNTY

- Special Execution
- General Execution
- Other

CITIMORTGAGE, INC.

Plaintiff(s)

VS.

HARRY GENE CONNER, JR. AS EXECUTOR OF THE ESTATE OF HARRY GENE CONNER, SR; SPOUSE OF HARRY GENE CONNER, SR; JOHN KIELKOPF 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

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WAPELLO, STATE OF IOWA IN DEED BOOK 505 AT PAGE 1086 AND IS DESCRIBED AS FOLLOWS: THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 73 NORTH, RANGE 13 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WAPELLO COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 3; THENCE NORTH 0 DEGREES 00 MINUTES EAST, ALONG THE EAST LINE OF SAID QUARTER 691.7 FEET ; THENCE SOUTH 88 DEGREES 24 MINUTES WEST, 704.8 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 24 MINUTES WEST, 299.6 FEET; THENCE NORTH 4 DEGREES 33 MINUTES EAST, 227.9 FEET; THENCE SOUTH 88 DEGREES 35 MINUTES EAST, 276.1 FEET; THENCE SOUTH 1 DEGREE 28 MINUTES EAST 212.1 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.45 ACRES. TOGETHER WITH A PERPETUAL EASEMENT FOR INGRESS, EGRESS AND UTILITIES ACROSS THE FOLLOWING DESCRIBED PARCEL. COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 3; THENCE NORTH 0 DEGREES 00 MINUTES EAST, ALONG THE EAST LINE OF SAID QUARTER 691.7 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 24 MINUTES WEST, 705.4 FEET; THENCE NORTH 1 DEGREE 28 MINUTES WEST, 24.0 FEET; THENCE NORTH 88 DEGREES 24 MINUTES EAST, 704.8 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES WEST, 24.0 FEET TO THE POINT OF BEGINNING, SAID EASEMENT PARCEL IS SUBJECT TO AN EASEMENT FOR ROADWAY PURPOSES ACROSS THE EAST 33.0 FEET, WAPELLO COUNTY, IOWA

Local Address: 18658 90TH AVE., HEDRICK

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

Date of Sale: 11/04/2015 Time of Sale: 10:45 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 \$55,442.58 Costs \$9,587.21 Accruing Costs Pending Interest \$1,073.16

% from 4.5% 05/31/2015

Attorney: MATTHEW E. LAUGHLIN

Date: 08/06/2015

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

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