

NOTICE OF SHERIFF'S LEVY AND SALE

IN THE IOWA DISTRICT COURT FOR WAPELLO COUNTY

COURT CASE #EQEQ110057  
WAPELLO COUNTY

- Special Execution
- General Execution
- Other

IOWA BANKERS MORTGAGE CORPORATION

Plaintiff(s)

VS.

TRACY L. FRYMOYER; SPOUSE OF TRACY L. FRYMOYER 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

SIX ACRES IN THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 71, RANGE 13, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 30 RODS; THENCE WEST 32 RODS; THENCE SOUTH 30 RODS; THENCE EAST 32 RODS TO THE PLACE OF BEGINNING;

ALSO: 1/2 ACRE IN THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 71, RANGE 13, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE SOUTH 2 1/2 RODS; THENCE WEST 32 RODS; THENCE NORTH 2 1/2 RODS, THENCE EAST 32 RODS TO THE PLACE OF BEGINNING.

EXCEPT: AUDITOR'S PARCEL "A" BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER ALL OF SECTION 8, TOWNSHIP 71 NORTH, RANGE 13 WEST OF THE 5TH P.M., WAPELLO COUNTY, IOWA, ALSO DESIGNATED AS AUDITOR'S PARCEL "A", AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE SOUTH 00°27'31" EAST AN ASSUMED BEARING, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 41.25 FEET; THENCE SOUTH 89°53'03" WEST A DISTANCE OF 527.07 FEET TO HARTMANN'S WESTERLY LINE EXTENDED SOUTHERLY, AS ESTABLISHED IN PLAT OF SURVEY BY LEWIS E. GRAHAM DATED MARCH 28, 1977; THENCE NORTH 00°26'13" WEST ALONG SAID WEST LINE EXTENDED SOUTHERLY A DISTANCE OF 133.77 FEET TO AN OLD FENCE LINE AS DESCRIBED IN COURT DECREE MORRIS VS. HARTMANN FILED MARCH 2, 1979, SAID FENCE LINE BEING HARTMANN'S SOUTHERLY LINE AS DESCRIBED IN SAID COURT DECREE; THENCE SOUTH 83°34'39" EAST ALONG SAID OLD EXISTING FENCE LINE A DISTANCE OF 59.93 FEET TO AN EXISTING FENCE LINE, SAID FENCE LINE BEING HARTMANN'S WESTERLY LINE AS ESTABLISHED IN SAID COURT DECREE AS BEING 25 FEET WEST OF THE CHICKEN HOUSE; THENCE NORTH 01°39'53" EAST ALONG SAID EXISTING FENCE LINE A DISTANCE OF 4.42 FEET; THENCE SOUTH 85°44'11" EAST A DISTANCE OF 469.18 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00°27'31" EAST ALONG SAID EAST LINE A DISTANCE OF 54.29 FEET TO THE POINT OF BEGINNING, CONTAINING 1.40 ACRES, MORE OR LESS

Local Address: 5332 118<sup>TH</sup> STREET, OTTUMWA

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

Date of Sale: 11/18/2015 Time of Sale: 10:00 A.M. Place of Sale: 330 W. 2<sup>nd</sup> Street Ottumwa, IA-Law Enforcement Ctr.

Homestead: Defendant is advised that if the described real estate includes the homestead (which must not exceed 1/2 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 \$104,832.97 Costs \$17,820.19 Accruing Costs Pending Interest \$2,015.66

% from 6.375% 07/31/2015

Attorney: ROBERT J. DOUGLAS, JR.

Date: 08/25/2015

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

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