

NOTICE OF SHERIFF'S LEVY AND SALE

IN THE IOWA DISTRICT COURT FOR WAPELLO COUNTY

COURT CASE #EQEQ109111  
WAPELLO COUNTY

- Special Execution
- General Execution
- Other

U.S. BANK NATIONAL ASSOCIATION

Plaintiff(s)

VS.

JEREMY J. MOORE; CITIFINANCIAL, INC.; SPOUSE OF JEREMY J. MOORE; 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 PORTION OF THE FOLLOWING DESCRIBED REAL ESTATE, TO-WIT: BEGINNING AT A POINT 2400 FEET NORTH AND 316.2 FEET NORTH 72 DEGREES 15 MINUTES WEST OF THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 72 NORTH, RANGE 14 WEST OF THE 5TH P.M., WHICH POINT IS ON THE NORTH LINE OF THE ALBIA ROAD; THENCE NORTH 565.5 FEET; THENCE NORTH 33 DEGREES WEST ALONG THE MEANDER LINE OF THE DES MOINES RIVER AS SURVEYED IN THE ORIGINAL SURVEY OF THE U.S. 252 FEET OR TO THE CENTER OF ASBURY AVENUE IN WEST OTTUMWA EXTENDED EAST; THENCE WEST ALONG THE CENTER OF SAID AVENUE EXTENDED 210 FEET; THENCE SOUTH 697 FEET OR TO THE NORTH LINE OF THE ALBIA ROAD; THENCE SOUTH 72 DEGREES 15 MINUTES EAST 363.8 FEET TO THE PLACE OF BEGINNING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERN BOUNDARY OF THE ABOVE TRACT 135 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WESTERN BOUNDARY OF SAID TRACT 50 FEET; THENCE EAST AT RIGHT ANGLES 52 FEET; THENCE SOUTH AT RIGHT ANGLES 50 FEET; THENCE WEST 52 FEET TO THE POINT OF BEGINNING AND A PART OF THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING AT A POINT 2400 FEET NORTH OF AND 316.2 FEET NORTH 72 DEGREES AND 15' WEST OF THE SOUTHEAST CORNER OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 72 RANGE 14 WEST OF THE 5TH P.M. WHICH POINT IS ON THE NORTH LINE OF ALBIA ROAD; THENCE NORTH 565.5 FEET; THENCE NORTH 33 DEGREES WEST ALONG THE MEANDER LINE OF THE DES MOINES RIVER AS SURVEYED IN THE ORIGINAL UNITED STATES SURVEY 252 FEET OR TO THE CENTER OF ASBURY AVENUE IN WEST OTTUMWA EXTENDED EAST; THENCE WEST ALONG SAID CENTER LINE 210 FEET; THENCE SOUTH 697 FEET OR TO THE NORTH LINE OF THE ALBIA ROAD; THENCE SOUTH 72 DEGREES 15' EAST 363.8 FEET TO THE PLACE OF BEGINNING. THAT PART OF THE ABOVE TRACT HEREIN ABSTRACTED BEING DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF SAID DESCRIBED TRACT; THENCE NORTH 135 FEET; THENCE EAST 52 FEET; THENCE SOUTH TO THE ALBIA ROAD; THENCE IN A NORTHWESTERLY DIRECTION ALONG SAID ALBIA ROAD TO THE PLACE OF BEGINNING.

Local Address: 921 ALBIA RD, OTTUMWA

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

Date of Sale: 10/14/2015      Time of Sale: 10:15 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 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 \$16,670.67 Costs \$9,571.84      Accruing Costs Pending      Interest \$1,659.14

% from 6.875% 01/01/2012

Attorney: BRIAN HAZEL

Date: 07/15/2015

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

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