

NOTICE OF SHERIFF'S LEVY AND SALE

IN THE IOWA DISTRICT COURT FOR WAPELLO COUNTY

COURT CASE #EQEQ111353  
WAPELLO COUNTY

- Special Execution  
 General Execution  
 Other

WELLS FARGO BANK, N.A.

Plaintiff(s)

VS.

CHRIS J. DAVIS; STATE OF IOWA 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 part of the NE 1/4 of the NW 1/4 of Section 8. Township 72 North, Range 13 West of the 5th P.M. in Wapello County, Iowa. more particularly described as follows, to-wit: Commencing at the NW corner of the NE 1/4 of the NW 1/4 of said Section 8, thence South 1° 06' 20" East, a distance of 300 feet to the point of beginning of the tract of land herein described, starting at the point of beginning, thence South 1° 06' 20" East on a line along an existing boundary fence, a distance of 100 feet; thence East, a distance of 322.2 feet; thence North 1 degree 06' 20" East, a distance of 100 feet; thence West a distance of 322.2 feet to the place of beginning, containing 0.74 acres, more or less. ALSO an Easement over the following land for ingress and egress to and from the above described Real Estate to the Public Road, a part of the SE ¼ of the SW ¼ of Section 5, and a part of the NE ¼ of the NW ¼ of Section 8, Township 72 North, Range 13 West of the 5th P.M. in Wapello County, Iowa, described as follows, to-wit: Beginning at a point in the center line of the public road that is 407.8 feet East and 547.2 feet North of the SW corner of the SE ¼ of the SW ¼ of Section 5, thence South a distance of 525 feet; thence South 0° 12' 40" East a distance of 13.4 feet; thence South 23° 47' 20" West, a distance of 204.3 feet; thence South 1° 06' 20" East, a distance of 200 feet; thence East, a distance of 80 feet; thence North 1° 06' 20" West, a distance of 182.42 feet; thence North 23° 47' 20" East, a distance of 204.89 feet; thence North, a distance of 540.49 feet to a point on the centerline of the public road; thence North 79° 22' 00" West along the centerline of said public road to the point of beginning, said driveway easement being 80 feet in width

Local Address: 11970 118<sup>TH</sup> AVE., OTTUMWA

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

Date of Sale: 03/06/2019 Time of Sale: 10:15 A.M. Place of Sale: 330 W. 2<sup>nd</sup> Street  
2<sup>ND</sup> 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 \_\_\_\_\_

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 \$31,580.29 Costs \$10,550.44 Accruing Costs Pending Interest \$763.12

% from 5.875% 10/07/2018

Attorney: C. ANTHONY CRNIC

Date: 12/11/2018

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

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