

NOTICE OF SHERIFF'S LEVY AND SALE

IN THE IOWA DISTRICT COURT FOR WAPELLO COUNTY

COURT CASE #EQE0112176
WAPELLO COUNTY

- Special Execution
- General Execution
- Other

CITIZENS BANK OF CHATSWORTH

Plaintiff(s)
VS.

WENCO OF CARBONDALE, INC.; MICHAEL D. QUAGLIANO; BESIM MAKSUTOSKI AND ANGELA MAKSUTOSKI
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

All of Lot 3 except part occupied by public Highway Overman's Sub. Of S. Part of Lot 1, Town of Richmond, now part of the City of Ottumwa, Iowa. AND All that part of Lots One (1) and Two (2) in Overman's Subdivision of the South part of Out Lot One (1) of Richmond, now in the City of Ottumwa, Wapello County, Iowa, that lies Southerly and Westerly of the public highway known as U.S. Highway No. 34 as now located, Except that part conveyed by Condemnation Proceedings record 125 Page 175 of the Wapello County Recorder Records. AND A part of Lots One (1) and Two (2) of Overman's Subdivision of the South part of the Out Lot One (1) of the Town of Richmond, now in the City of Ottumwa; Wapello County, Iowa, being more particularly described as follows, to-wit: Beginning at a point on the line between Lots Two (2) and Three (3) of said Overman's Subdivision that is 95.24 feet N. 20 degrees 56' E. from the Southwest corner of said Lot Two (2); thence S. 63 degrees 58' - 05" E. across said Lots One (1) and Two (2), a distance of 122.48 feet; thence S. 20 degrees 56' W., a distance of 84.0 feet to a point on the Southwesterly line of said Lot One (1), said point also being N. 69 degrees 14' W., a distance of 10.0 feet from the Southeast corner of said Lot One (1); thence N. 69 degrees 14' W. along the said Southwesterly line of said Lot One (1), a distance of 30.69 feet; thence North a distance of 0.19 feet to the beginning of a 168.7 feet radius curve, concave Southwesterly and having a central angle of 70 degrees 00'; thence Northwesterly along the said 168.7 feet radius curve, a distance of 135.28 feet to the point of beginning, the said point of beginning bears from the last described point N. 22 degrees 58' - 23", W. a distance of 131.69 feet, the above described tract of land contains 5,390.3 square feet. Part of the alley lying between Lots One (1), Two (2) and Three (3) and Lots Seven (7), Eight (8) and Nine (9) of Overman's Subdivision of the South part of Outlot One (1) of the Town of Richmond, now in the City of Ottumwa, Wapello County, Iowa vacated by Ordinance No. 2446-1980 and being more particularly described as follows, to-wit: Beginning at a point on the Southwesterly line of said Lot One (1), in Overman's Subdivision that is 10.0 feet Northwest of the Southeast corner of said Lot One (1); thence N. 69 degrees 14' W. along the said Southwesterly line of Lot One (1) and the Southwesterly line of said Lots Two (2) and Three (3), a distance of 188.0 feet to the Southwest corner of said Lot Three (3); thence S. 20 degrees 56' W., a distance of 16.5 feet to the Northwest corner of said Lot Seven; thence S. 69 degrees 14' E. along the Northeasterly line of said Lots Seven (7), Eight (8) and Nine (9), a distance of 188.0 feet to a point that is 10.0 feet Northwest of the Northeast corner of said Lot Nine (9); thence N. 20 degrees 56' E., a distance of 16.5 feet to the point of beginning, containing 3,102.0 square feet. Except Part to City for streets Parcel No. 00741680002010

Local Address: 808 Albia Rd, Ottumwa

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

Date of Sale: 10/21/2020 Time of Sale: 10:00 A.M. Place of Sale: 330 W. 2nd Street
2nd 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 \$329,075.28 Costs \$40,322.19 Accruing Costs Pending Interest \$4,094.72
% from \$36.56 per diem 07/01/2020 Attorney: Douglas R. Lindstrom, Jr.

Date: 08/11/2020

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