

NOTICE OF SHERIFF'S LEVY AND SALE

IN THE IOWA DISTRICT COURT FOR WAPELLO COUNTY

COURT CASE #EQEQ112295  
WAPELLO COUNTY

- Special Execution
- General Execution
- Other

SPECIALIZED LOAN SERVICING LLC

Plaintiff(s)

VS.

MELISSA RILEY AKA MELISSA R. RILEY 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

Part of the Northwest Quarter of the Southwest Quarter of Section Thirty-six (36), Township Seventy-two (72) North, Range Thirteen (13), West of the 5th P.M., Wapello County, Iowa, more particularly described as follows: Commencing at the Southwest corner of Lot Ninety-nine (99) in Block Fifteen (15) in Ingram & Ramsey's Addition to the City of Agency, Wapello County, Iowa; thence North along the West line of said Lot Ninety-nine (99), a distance of 132 feet to the South line of Main Street in the City of Agency, Wapello County, Iowa; thence West along said South line of Main Street a distance of 198 feet; thence South parallel with the West line of said Lot Ninety-nine (99), a distance of 132 feet; thence East parallel with the South line of Main Street a distance of 198 feet to the place of beginning.

Local Address: 402 W. MAIN STREET, AGENCY IOWA

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

Date of Sale: 10/13/2021    Time of Sale: 10:45 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 \$40,730.71 Costs \$17,242.48    Accruing Costs Pending    Interest \$924.81

% from 4.250% 04/01/2021

Attorney: BENJAMIN W. HOPKINS

Date: 07/21/2021

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