

NOTICE OF SHERIFF'S LEVY AND SALE

IN THE IOWA DISTRICT COURT FOR WAPELLO COUNTY

COURT CASE #EQEQ112280
WAPELLO COUNTY

- Special Execution
- General Execution
- Other

Carrington Mortgage Services, LLC

Plaintiff(s)

VS.

Tim R Toopes; Parties in Possession; Unknown spouse, if any, of Tim R Toopes

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

LOT NUMBER SEVEN (7) BLOCK FIFTEEN IN SOWDER'S SUBDIVISION OF BLOCK NOS. 15 AND 16 WEST OTTUMWA, AN ADDITION TO THE CITY OF OTTUMWA, WAPELLO COUNTY, IOWA, ALSO THE WEST HALF OF THE ALLEY LOCATED ALONG THE REAR OF SAID LOT MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE EAST 8 FEET TO THE SAID CENTER LINE OF THE NORTH AND SOUTH ALLEY, ADJACENT TO SAID LOT 7; THENCE SOUTH 50 FEET ALONG THE CENTERLINE OF SAID ALLEY; THENCE 8 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH TO THE PLACE OF BEGINNING.

Local Address: 722 GRACE STREET, OTTUMWA

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

Date of Sale: 11/17/2021 Time of Sale: 10:15 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 \$41,494.05 Costs \$3,931.25 Accruing Costs Pending Interest \$6,310.05

% from 6.375% 07/01/20219

Attorney: EMILY BARTEKOSK

Date: 09/28/2021

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