

NOTICE OF SHERIFF'S LEVY AND SALE

IN THE IOWA DISTRICT COURT FOR WAPELLO COUNTY

COURT CASE #EQEQ112244
WAPELLO COUNTY

- Special Execution
- General Execution
- Other

U.S. BANK NATIONAL ASSOCIATION

Plaintiff(s)

VS.

Kendall W Strong; Strong Rentals LLC; Parties in Possession; Care Initiatives, Inc.,
d/b/a Ridgewood Nursing and Rehab Center; United States of America, Internal Revenue
Service; State of Iowa, Department of Revenue

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 ONE (1) OF SELIX'S SUBDIVISION OF PART OF LOT 7 OF A. C. LEIGHTON'S SUBDIVISION OF A PORTION OF A. C. LEIGHTON'S ESTATE ACCORDING TO THE PLAT OF A SPECIAL SURVEY BY JOHN T. BRADY, SR., CIVIL ENGINEER, DATED JULY 29, 1926, AND RECORDED DECEMBER 9, 1926 IN THE OFFICE OF THE WAPELLO COUNTY IOWA RECORDER ON PAGES 116 AND 117 OF PLAT BOOK W, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7 OF A. C. LEIGHTON'S SUBDIVISION, THENCE EAST ALONG THE CENTERLINE OF WEST WILLIAMS STREET 150.6 FEET, THENCE NORTH 164 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, BEING THE SOUTHWEST CORNER OF SAID LOT 1 OF SELIX'S SUBDIVISION, THENCE NORTH 139 FEET TO THE SOUTH LINE OF GLENWOOD AVENUE ; THENCE EAST ALONG THE SOUTH LINE OF GLENWOOD AVENUE 119.3 FEET; THENCE SOUTH 139 FEET; THENCE WEST 119.3 FEET TO THE POINT OF BEGINNING, BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 72 NORTH, RANGE 14 WEST OF THE 5th PM. IN THE CITY OF OTTUMWA, WAPELLO COUNTY, IOWA

Local Address: 916 GLENWOOD AVE., 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: 10:00 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 \$85,938.67 Costs \$13,097.85 Accruing Costs Pending Interest \$16,480.80

% from 6.75% 01/15/2019

Attorney: EMILY BARTEKOSK

Date: 09/28/2021

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