

NOTICE OF SHERIFF'S LEVY AND SALE

IN THE IOWA DISTRICT COURT FOR WAPELLO COUNTY

COURT CASE #EQEQ113945
WAPELLO COUNTY

- Special Execution
- General Execution
- Other

COMMUNITY 1ST CREDIT UNION

Plaintiff(s)

VS.

VICKI I. HARRELD A/K/A VICKI I. MURPHY, SPOUSE OF VICKI I. HARRELD, IF ANY, CREDIT BUREAU SERVICES OF IOWA, MIDLAND CREDIT MANAGEMENT, 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 Northwest Quarter (NW1/4) of the Northwest Quarter (NW 1/4) of Section 10, Township 73 North, Range 14 West of the 51h P.M., in Wapello County, Iowa, being more particularly described as follows, to-wit: Beginning at the Southwest Corner of the said NW1/4 of the NW1/4 of Section 10; thence on an assumed bearing of North along the West line of the said NW1/4 of the NW1/4 of Section 10, a distance of 368.24 Feet; thence North 89° 14' 10" East, a distance of 177.59 feet; thence South on a line that is parallel with the said West line of the NW1/4 of the NW1/4 of Section 10, a distance of 368.24 feet to a point on the South line of the said NW1/4 of the NW1/4 of Section 10 as the same is now evidenced by an old existing fence line; thence South 89° 14' 10" West, a distance of 177.59 feet to the point of beginning, containing 1.50 acres more or less.

Local Address: 17709 160TH AVE., OTTUMWA IOWA

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

Date of Sale: 05/08/2024 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 \$17,464.80 Costs \$3,785.93 Accruing Costs Pending Interest \$346.50

% from \$2.7513 PER DIEM 01/03/2024

Attorney: JOHN R WEBBER III

Date: 01/31/2024

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