

**Notice of Sheriff's Levy and Sale
IN THE IOWA DISTRICT COURT IN AND FOR APPANOOSE COUNTY**

STATE OF IOWA
APPANOOSE COUNTY

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Iowa District Court Appanoose County

Case #: **EQEQ004628**

Civil #: **16-001070**

COMMUNITY 1ST CREDIT UNION
VS
FENTON,GREGORY P; FENTON,TINA L; KELDERMAN,PHILIP C AND
PARTIES IN POSSESSION

- Special Execution
 General Execution
 Other

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 defendant (s)

- Real Estate
 Personal Property
 Described Below
 On attached sheet:

To satisfy the judgment. The Property to be sold is

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 68 NORTH, RANGE 18 WEST OF THE 5TH P.M., APPANOOSE COUNTY, IOWA, THENCE SOUTH 0°03'53" WEST 40.00', THENCE NORTH 90°0'00" WEST 580.00' TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH RIGHT OF WAY OF A LINE OF A COUNTY ROAD, THENCE SOUTH 0°03'53" WEST 425.00', THENCE NORTH 90°00'00" WEST 140.00' THENCE NORTH 0°03'53" EAST 425.00' TO THE SOUTH RIGHT OF WAY LINE OF THE COUNTY ROAD, THENCE NORTH 90°00'00" EAST 140.00' ALONG THE SOUTH RIGHT OF WAY LINE OF SAID ROAD TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 1.4 ACRES, MORE OR LESS, EXCLUDING ROAD RIGHT OF WAY.

Property Address: **20611 520TH ST., CENTERVILLE, IOWA 52544**

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

Sale Date Sale Time Place of Sale

02/14/2017 10:15 APPANOOSE COUNTY SHERIFF'S OFFICE, 1125 W VAN BUREN ST, CENTERVILLE, IA 52544

- Homestead: Defendant is advised that if the described real estate includes the homestead (which must not exceed 1/2 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 the sale of real estate, defendant may redeem the property within _____
- This sale not subject to Redemption.

Property exemption: Certain money or property may be exempt. Contact your attorney promptly to review specific provisions of the law and file appropriate notice, if acceptable.

Judgment Amount	Costs	Accruing Costs	Interest	Sheriff's Fees	Attorney NICHOLAS T. MAXWELL 129 W 4TH ST OTTUMWA, IA 52501 (641)682-8326
\$ 99,192.83	\$ 1,230.00	PLUS	\$1,168.16	Pending	
Date	GARY D ANDERSON				
01/25/2017	APPANOOSE COUNTY SHERIFF				