

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

STATE OF IOWA
APPANOOSE COUNTY

}

Iowa District Court Appanoose County

Case #: **EQEQ004953**

Civil #: **18-000487**

THE MONEY SOURCE INC
VS

SHANAHAN, TYLER W A/K/A TYLER WAYNE SHANAHAN: SHANAHAN,
DEANNA M.: 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

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 70 NORTH, RANGE 18 WEST OF THE FIFTH P.M., APPANOOSE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 70 NORTH, RANGE 18 WEST OF THE 5TH P.M., AND PROCEEDING THENCE SOUTH 89°53'28" WEST 514.32 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31, THENCE NORTH 00°06'32" WEST 75.00 FEET TO THE NORTH RIGHT OF WAY LINE OF APPANOOSE COUNTY HIGHWAY J5T, THENCE NORTH 02°20'06" EAST 209.12 FEET, THENCE NORTH 88°54'50" EAST 506.66 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31, THENCE SOUTH 00°07'26" WEST 292.57 FEET TO THE POINT OF COMMENCEMENT, SAID PARCEL CONTAINING 3.385 ACRES MORE OR LESS 0.886 ACRES OF WHICH IS APPANOOSE COUNTY HIGHWAY RIGHT-OF-WAY.

Property Address: **16448 HWY J5T, MYSTIC , IOWA 52574**

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

Sale Date Sale Time Place of Sale

07/31/2018 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 \$ 146,472.59	Costs \$ 2,989.71	Accruing Costs PLUS	Interest \$6,031.46	Sheriff's Fees Pending	Attorney JAMES LARSON 1401 50TH STREET SUITE 101 WEST DES MOINES, IA 50266 (515)223-7325
Date 06/07/2018	GARY D ANDERSON APPANOOSE COUNTY SHERIFF		<i>Char Kurby</i>		