

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA

Iowa District Court

} SS.

COURT CASE # EQEQ006036

HENRY COUNTY

HENRY COUNTY

WELLS FARGO BANK, NA
PLAINTIFF

Special Execution

vs.

SHAUN WAGLER; STATE OF IOWA; REBECCA JANELL VANDEUREN
DEFENDANT (Judgment Debtor)

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)

- X REAL ESTATE
- PERSONAL PROPERTY
- X described below
- on attached sheet

to satisfy the judgment. The property to be sold is

Auditor's Parcel B- a part of Lots 1, 2, & 3 of Cook's Addition to the Town of Wayland more particularly described as follows: Beginning at the Northeast corner of Lot 1 of Cook's Addition to the Town of Wayland, Henry County, Iowa; thence S00 degrees 18'36" E along the East line of said Cook's Addition, a distance of 132.00 feet; thence S89 degrees 57'34" W, a distance of 74.32 feet; thence N00 degrees 10'15" W, a distance of 132.00 feet to a point on the North line of said Lot 1; thence N89 degrees 57'34" E along said North line a distance of 74.00 feet to the point of beginning containing 9789.24 square feet more or less

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

Date of Sale February 21, 2018	Time of Sale 10:00AM	Place of Sale Henry County Courthouse
-----------------------------------	-------------------------	--

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 the sale of real estate, defendant may redeem the property within

This sale is 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 \$86,385.07	Costs	Accruing Costs \$4,216.95 PLUS	Interest 4.375% from 11-07-17 to 02-21-18	Attorney Fees of \$2,300.00
Date January 8, 2018	Richard A. McNamee, Henry County Sheriff		M. Sharon Beattie, Civil Processor	David M. Erickson Des Moines, Iowa 515-288-2500

103 East Main Street, Wayland