

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA

Iowa District Court

} SS.

COURT CASE # EQEQ005956

HENRY COUNTY

HENRY COUNTY

TWO RIVERS BANK & TRUST
PLAINTIFF

Special Execution

vs.

DANIEL E HELMICK, ANGIE M HELMICK, AND ALL PARTIES IN POSSESSION
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

That part of a 2.098 acre tract platted and described by a T. F. Huene survey of record in Book 340, Page 37, Henry County Recorder's Office, and also being a part of Outlet 32, Block 24 in Allen's Addition, and a portion of the street southerly thereof, in the City of Mt. Pleasant, Iowa, described as follows:

Commencing at the southwesterly corner of Block 20 of said Allen's Addition; thence North 07 degrees 22 minutes East, along the easterly line of Brazelton Street, a distance of 366.7 feet to the southwesterly corner of said 2.098 acre tract; thence South 83 degrees 23 minutes East, along the southerly line of said tract, a distance of 252.0 feet to the POINT OF BEGINNING; thence, continuing along said line, South 83 degrees 23 minutes East a distance of 163.0 feet to the southeasterly corner of said 2.98 acre tract; thence North 07 degrees 22 minutes East, along the easterly line of said tract, a distance of 174.1 feet to the northeasterly corner of said tract; thence North 71 degrees 08 minutes West, along the northerly line of said tract and the southerly line of the Burlington Northern Railroad, a distance of 262.02 feet to the northeasterly corner of a 0.356 acre tract platted and described by a T. F. Huene survey of record on Page 221 of aforementioned Book 340; thence South 07 degrees 27 minutes West, partially along the easterly line of said tract, a distance of 117.73 feet; thence South 75 degrees 56.5 minutes East, a distance of 92.7 feet; thence South 07 degrees 22 minutes West a distance of 100.0 feet to the POINT OF BEGINNING containing 0.967 acres, more or less, and IN ADDITION a 20 foot wide strip for an easement for ingress and egress located 20 feet northerly of the following described line: Commencing at the aforementioned southwesterly corner of Block 20; thence North 07 degrees 22 minutes East a distance of 479.6 feet to the POINT OF BEGINNING; thence South 75 degrees 56.5 minutes East a distance of 253.8 feet. The above bearings are based on the aforementioned Huene surveys of record, all distances are horizontal ground distances, and area was computed by D.M.D.S.

Said easement heretofore described is perpetual in nature and binding on all heirs, subsequent grantees and assigns

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
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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 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 \$122,227.53	Costs	Accruing Costs \$95.00 PLUS	Interest 5.00% from 04-04-17 to 02-21-18	Attorney Fees of \$1,568.00
Date January 8, 2018	Richard A. McNamee, Henry County Sheriff		M. Sharon Beattie, Civil Processor	Stephanie Kozlowski Burlington, Iowa 319-753-6201

300 North Brazelton Street, Mt. Pleasant