

Notice of Sheriff's Levy and Sale

UNION COUNTY SHERIFF'S OFFICE • 302 N PINE STREET, CRESTON, IA 50801 • (641) 782-7322

IN THE IOWA DISTRICT COURT FOR UNION COUNTY

STATE OF IOWA)

Docket No. (Sale No.) 24-0669(1)

Publish Dates

09/27/2024

10/04/2024

) SS

Court No. EQCV019273

UNION COUNTY)

SPECIAL EXECUTION

PLAINTIFF: WELLS FARGO BANK, NATIONAL ASSOC, AS TRUSTEE FOR THE REGISTERED HOLDERS OF COLONY MULTIFAMILY MORTG

PLAINTIFF: TRUST 2014-1, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2014-1

vs.

DEFENDANT: GUTHRIE COUNTY STATE BANK, AS EXECUTOR OF THE ESTATE OF MICKEY M WHITE, ET AL.

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) rights, title, and interest in Real Estate Property to satisfy the judgment. The property to be sold is:

LOTS THIRTY-FIVE (35), THIRTY-SIX (36), THIRTY-SEVEN (37), THIRTY-EIGHT (38) AND SUB-LOT THREE (3) OF LOT THIRTY-NINE (39) IN SOUTH HILL ADDITION TO CRESTON, UNION COUNTY, IOWA. EXCEPTING THE FOLLOWING: (I) A PART OF LOTS THIRTY-SIX (36) AND THIRTY-SEVEN (37) DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHWEST LINE OF PARK STREET, SEVEN HUNDRED FEET (700') SOUTHWESTERLY FROM THE EAST CORNER OF LOT THIRTY-FIVE (35), THENCE NORTHWESTERLY PARALLEL WITH THE NORTHEAST BOUNDARY OF SAID LOT THIRTY-FIVE (35), TWO HUNDRED FORTY-FIVE FEET (245'), THENCE SOUTHWESTERLY PARALLEL TO PARK STREET, FOUR HUNDRED SEVENTY-EIGHT AND THIRTY-THREE HUNDREDTHS FEET (478.33'), THENCE SOUTHEASTERLY TWO HUNDRED FIFTY AND THIRTY-THREE HUNDREDTHS FEET (250.33') TO THE NORTHWEST LINE OF PARK STREET, AT A POINT OF FIVE HUNDRED TWENTY-EIGHT AND SEVENTY-FIVE HUNDREDTHS FEET (528.75') FROM THE POINT OF BEGINNING THENCE NORTHEASTERLY TO THE POINT OF BEGINNING. AND EXCEPTING: (II) THAT PART CONVEYED BY DEED TO ROGER SAXTON AND MARY SAXTON, HUSBAND AND WIFE, RECORDED JUNE 29, 2016, AS INSTRUMENT NUMBER 2016-00001138, IN BOOK 1127, PAGE 283, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL "I" LOCATED IN PORTION OF LOT THIRTY-SEVEN (37) OF SOUTH HILL ADDITION TO CRESTON, UNION COUNTY, IOWA, AS SHOWN ON A PLAT OF SURVEY RECORDED ON MAY 20, 2003, IN SURVEY BOOK 4, PAGE 79, OF THE UNION COUNTY RECORDER'S OFFICE. ALL IN SOUTH HILL ADDITION TO CRESTON, UNION COUNTY, IOWA.

Street Address 812 S PARK ST CRESTON, IA 50801 70 PAD MOBILE HOME PARK

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

Date of Sale	Time of Sale	Place of Sale
11/05/2024	10:00 AM	EAST STEPS INSIDE THE UNION COUNTY COURTHOUSE CRESTON, IOWA.

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 applicable.

Judgment Amt	Costs	Accruing Costs	Interest	Attorney
\$889,108.20	\$273,401.54	PLUS	10.63% PER ANNUM FROM FEBRUARY 14, 2023 UNTIL SATISFIED	DENTONS DAVIS BROWN PC (515) 288-2500

Date	Sheriff	Deputy
09/24/2024	MARK H SHEPHERD	