

MONROE COUNTY SHERIFF'S OFFICE

DANIEL J. JOHNSON, SHERIFF

114 19th Ave W
ALBIA, IA 52531
(641) 932-7815

Sheriff's Sale Notice

STATE OF IOWA
MONROE COUNTY

}

No Redemption
 Redemption
60 DAY REDEMPTION DATE

Case #: EQEQ009381
Civil #: 21-000218

Notice is Hereby Given for Public Auction

Date of Sale	Time of Sale	Place of Sale
11/30/2021	10:00	MONROE CO SHERIFF'S OFFICE, 114 19TH AVE W, ALBIA, IA 52531

To be sold to the highest bidder, for cash, the following described property, levied upon and taken by virtue of Special Execution Order issued from the office of the Clerk of District Court,

within and for the County of MONROE State of Iowa, in favor of:

WELLS FARGO BANK, N.A.,

and against the Real Estate Described herein Personal Property described here in Other


to wit: all of the rights, title and interest of the said Defendants,

CHARLES W. KRAFT; MARILYN J. KRAFT; SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND ALL KNOWN AND UNKNOWN CLAIMANTS AND ALL PERSONS KNOWN OR UNKNOWN CLAIMING ANY RIGHT, TITLE OR INTEREST AND ALL OF THEIR HEIRS, SPOUSES, ASSIGNS, GRANTEEES, LEGATEES, DEVISEES AND ALL BENEFICIARIES OF EACH AND ALL OF THE ABOVE-NAMED DEFENDANTS.

in and to the following described property, situated in MONROE COUNTY

Legal Description on Attached Sheet

Property Address: **6284 204TH TRAIL, ALBIA, IOWA 52531**

Judgment Amount	Costs	Accruing Costs	Interest	Sheriff's Fees	Attorney
\$ 108,570.65	\$ 19,066.32	PLUS	\$2,625.74	\$ 215.00	DAVID M ERICKSON 215 10TH ST., STE 1300 DES MOINES, IA 50309 (515)288-2500
Date	DANIEL J. JOHNSON				
09/10/2021	MONROE COUNTY SHERIFF				

Parcel "A" of Lot 1, of the SE 1/4 SE 1/4 of Section 19, T72N, R17W: Beginning at the SW coRNER of the SE 1/4 SE 1/4 of Sec. 19, T72N, R17W of the 5TH P.M., Monroe County, Iowa; thence North 00°02'22" West 140.92 feet, thence North 19°25'31" East 92.73 feet, to the centerline of 204TH Trail; thence Northeasterly 415.69 feet along a 576.44 foot radius non tangent curve concave Northwesterly, with a long chord bearing of North 67°22'54" East, 406.74 feet along said centerline; thence North 44°52'21" East 52.68 feet along said centerline; thence South 52°00'41" East, 14.77 feet, thence South 20°50'00" West 442.00 feet, to the Southerly line of said SE 1/4 SE1/4; thence North 90°00'00" West 297.84 feet, to the point of beginning. Containing 2.25 acres, subject to easements apparent or of record

Parcel "A", Subdivision 1 of Lot 1 of the SE 1/4 SE 1/4 OF Section 19, T72N, R17W: Commencing at the NE coRNER of Lot "E"; thence North 82°55'45" East 470.95 feet, along the centerline of 204TH Trail, to the point of beginning; thence continuing North 82°55'45" East 31.14 feet, along said centerline; thence South 19°25'31" West 92.73 feet; thence North 00°02'21" West 83.62 feet, to the point of beginning. Containing 0.03 acres, subject to easements apparent or of record.

Parcel "B", Subdivision 1 of Lot 1 of the SW 1/4 SE 1/4 of Section 19, T72N, R17W: Beginning at the SE comer of the SW 1/4 SE 1/4 of Sec. 19, T72N, R17W of the 5TH P.M., Monroe County, Iowa, thence North 90°00'00" West 49.79 feet along the South line of said SW 1/4 SE 1/4, thence North 19°25'31" East 149.42 feet; thence South 00°02'22" East 140.92 feet, to the point of beginning. Containing 0.08 acres, subject to easements apparent or of record.

Lot 1 of Parcel "C" of the NW 1/4 NE 1/4, Section 30, T72N, R17W: Beginning at the NE coRNER of the NW 1/4 NE 1/4 of Sec. 30, T72N, R17W of the 5TH P.M., Monroe County, Iowa; thence South 00°02'21" East 401.32 feet; thence North 84°29'00" West 43.30 feet; thence North 43°12'02" West 156.14 feet; thence North 19°25'31" East 300.44 feet; thence North 90°00'00" East 49.79 feet, to the point of beginning. Containing 0.90 acres, subject to easements apparent or of record.

Parcel "D" of the NE 1/4 NE 1/4 of Section 30, T72N, R17W of the 5TH P.M., Monroe County, Iowa Exempt from revenue stamps. Sec. 428A.2(10), Code of Iowa, deed which without further consideration corrects and amends a deed recorded in Book 2009 at page 1634