

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

STATE OF IOWA
CLAY COUNTY

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Iowa District Court Clay County

Case #: **EQCV031921**

Civil #: **19-000379**

J.P. MORGAN MORTGAGE ACQUISITION CORP.
VS

KELLY S. RUSSENBERGER; ALL KNOWN AND UNKNOWN CLAIMANTS
AND ALL PERSONS KNOWN AND UNKNOWN CLAIMING ANY RIGHT,
TITLE OR INTEREST AND ALL OF THEIR HEIRS, SPOUSES, ASSIGNS,
GRANTEES, LEGATEES, DEVISEES AND ALL BENEFICIARIES OF EACH
AND ALL OF THE ABOVE-NAMED DEFENDANTS

- 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

THE SOUTH HALF OF THE EAST HALF (S 1/2 E 1/2) OF LOT FOUR (4), OF AUDITOR'S PLAT NO. 3, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4 NE 1/4) OF SECTION EIGHTEEN (18), TOWNSHIP NINETY-SIX (96) NORTH, RANGE THIRTY-SIX (36) WEST OF THE 5TH P.M., IN THE CITY OF SPENCER, CLAY COUNTY, IOWA, SUBJECT TO STREETS

Property Address: **801 E 3RD ST, SPENCER, IA 51301**

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

Sale Date Sale Time Place of Sale

06/05/2019 10:00 CLAY COUNTY SHERIFF'S OFFICE, 3115 W 4TH ST, SPENCER, IA 51301

- 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	Costs	Accruing Costs	Interest	Sheriff's Fees	Attorney MATTHEW E. LAUGHLIN 215 10TH STREET, STE 1300 DES MOINES, IA 50309 (515)288-2500
\$ 52,007.06	\$ 5,371.15	PLUS	\$ 3,281.03	Pending	
Date	CHRISTOPHER L. RAVELING				
04/09/2019	CLAY COUNTY SHERIFF				

