

Notice of Sheriff's Levy and Sale

IN THE IOWA DISTRICT COURT IN AND FOR BREMER COUNTY

STATE OF IOWA
BREMER COUNTY

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Iowa District Court Bremer County

Case #: **EQCV005963**

Civil #: **19-000445**

MIDWESTONE BANK
VS

RR, LC; RED FOX WAVERLY, LC; RAJESH H BHAKTA; RAMESH D BHAKTA;
THE ESTATE OF LARRY W NIEMANN; UNITED STATES SMALL BUSINESS
ADMINISTRATION; BLACK HAWK ECONOMIC DEVELOPMENT INC; RED FOX
RENAISSANCE, INC

- 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

Property Address: **1900 HERITAGE WAY; WAVERLY, IA 50677**

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

Sale Date Sale Time Place of Sale

06/25/2019 10:00 BREMER COUNTY SHERIFF'S OFFICE LOBBY, 111 4TH ST NE, WAVERLY, IA 50677

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

365 DAYS TOTAL; TWO REDEMPTION PERIODS; 365 DAYS FOR U.S. SMALL BUSINESS ADMINISTRATION; 180 DAYS FOR RR, L.C.; RED FOX WAVERLY, LC; RAJESH H. BHAKTA; AND RAMESH D. BHAKTA

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	
\$892,901.10	\$0.00	PLUS	\$108.24	Pending	Attorney
Date	DAN L PICKETT				BALLARD SPAHR LLP
05/06/2019	BREMER COUNTY SHERIFF				80 S 8TH ST MINNEAPOLIS, MN 55402

Dan Pickett

Legal Description

IN REM

PARCEL "H" IN SE 1/4 OF SECTION 4 AND SW 1/4 SECTION 3, TOWNSHIP 91 NORTH, RANGE 14 WEST OF THE 5TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4 AND THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 3, ALL IN TOWNSHIP 91 NORTH, RANGE 14 WEST OF THE 5TH P.M. OF BREMER COUNTY, IOWA AND ALSO BEING A PORTION OF PARCEL "E" IN DOCUMENT 19994328, DOCUMENT IN BOOK 217, PAGE 377-378 AND DOCUMENT IN BOOK 236, PAGE 553-554, OF THE BREMER COUNTY RECORDER'S OFFICE AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, THAT IS NORTH 00°32'50" EAST 702.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 4; THENCE NORTH 88°27'10" WEST 304.05 FEET; THENCE NORTH 44°27'10" WEST 366.72 FEET TO THE EASTERLY RIGHT OF WAY HIGHWAY NO. 3 RECORDED IN BOOK 170, PAGE 149-152 OF THE COUNTY RECORDER, THENCE NORTHEASTERLY 813.01 FEET ALONG 2955.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY AND HAVING A CHORD DEFINITION OF NORTH 31°17'25" EAST 810.45 FEET, TO A POINT BEING ON THE EASTERLY RIGHT OF WAY AND THE NORTHWESTERLY CORNER OF A DOCUMENT RECORDED IN BOOK 217, PAGE 377-378; THENCE SOUTH 89°30'22" EAST 149.06 FEET, (RECORDED AS EAST 139.00 FEET) TO THE NORTHEAST CORNER OF THE SOUTH 100 ACRES OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4; THENCE SOUTH 00°32'50" WEST 7.72 FEET TO THE NORTH LINE OF THE SOUTH QUARTER (S 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 3 AS DESCRIBED IN BOOK 236, PAGE 553-554; THENCE SOUTH 89°49'20" EAST 133.00 FEET, (RECORDED AS NORTH 89°47'20" EAST 133.00 FEET) TO THE NORTHEASTERLY CORNER OF A DOCUMENT RECORDED IN BOOK 236, PAGE 553-554; THENCE SOUTH 00°32'50" WEST 547.96 FEET (RECORDED AS SOUTH 00°09'30" WEST 548.10 FEET), TO THE SOUTHEAST CORNER OF A DOCUMENT RECORDED IN BOOK 236, PAGE 553-554; THENCE NORTH 89°27'10" WEST 133.00 FEET, (RECORDED AS NORTH 89°50'30" WEST 133.00 FEET); TO THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4; THENCE SOUTH 00°32'50" WEST 401.18 FEET TO THE POINT OF BEGINNING, CONTAINING 9.60 ACRES, INCLUDING 0.23 ACRES IN ROADWAY EASEMENT ALONG THE EASTERLY SIDE (20TH STREET SW).

NOTE: THE SOUTH LINE OF THE SOUTHEAST QUARTERLY (SE 1/4) OF SECTION 4 WAS ASSUMED TO BEAR SOUTH 89°21'35" WEST FOR THIS DESCRIPTION