

Notice of Sheriff's Levy and Sale

STATE OF IOWA
Calhoun County

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} ss.
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Iowa District Court
COURT CASE # EQCV502399
Calhoun County

UNITED BANK OF IOWA

PLAINTIFF

VS

NICK GRAHAM A/K/A NICHOLAS B. GRAHAM A/K/A
NICHOLAS BRETT GRAHAM, ROLFE AREA MARKET,
INC., HEARTLAND MARKETS, INC., L & H
ENTERPRISES, INC., JOHN DEERE FINANCIAL,
ACKLEY STATE BANK, DAVE ANDERSON, CALHOUN
COUNTY DISTRICT NO. 3 DEVELOPMENT
CORPORATION, IOWA WORKFORCE
DEVELOPMENT, ASSOCIATED WHOLESALE
GROCERS, INC., N & N ENTERPRISES, LLC &
PARTIES IN POSSESSION, DEFENDANTS

DEFENDANT (Judgment Debtor)

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 to satisfy the judgment. The property to be sold is described below:

Parcel 1:

Lots One (1), Two (2) and Three (3), all in Block Eleven (11), o the Original Town of Rockwell City, Iowa, and Outlot One (1), C.M. Rockwell's Addition to Rockwell City, Calhoun, Iowa.

Parcel 2:

A tract commencing at the NW/c of Lot One (1), Block Eleven (11) Original Town of Rockwell City, Calhoun County, Iowa; thence North along the West line of Lot One (1) if extended, 10 feet; thence East 101 feet, parallel with the North boundary line of Lot One (1), Block Eleven (11), Original Town of Rockwell City, Outlot One (1) and the West Nineteen (19) feet of Outlot Two (2), all in C.M. Rockwell's Addition in Block Ten (10) Original Town of Rockwell City, Iowa; thence South to a point being 19 feet East of the Northeast corner of Outlot One (1); thence West 101 feet along the North boundary line of the West 19 feet of Outlot Two (2), Outlot One (1), in Block Ten (10) in C.M. Rockwell's Addition to Rockwell City, Iowa, and Lot One (1), Block Eleven, of the Original Town of Rockwell City, Calhoun County, Iowa.

Parcel 3:

Commencing at the Northwest Corner of Outlot Two (2); thence East 19 feet; thence South 21 feet to a point parallel to the West property line of Outlot Two (2); thence Southeasterly to a point on the South property line of Outlot Two (2), being 50 feet East of the Southwest Corner of Outlot Two (2); thence West 50 feet to the Southwest Corner of Outlot Two (2); thence North 150 feet to the place of beginning, all being in C.M. Rockwell's Addition to Rockwell City, Calhoun County, Iowa.

Parcel 4:

A part of Court Street, Rockwell City, Iowa, being more fully described as follows:
Commencing at the Northwest corner of Outlot 2, C.M. Rockwell's Addition to Rockwell City, Iowa, said point being on the South line of Court Street, thence East 17.00 feet along the South line of Court Street; thence North 10.00 feet to the point of beginning; thence West 63.00 feet, parallel with the South line of Court Street; thence North 89°32'43" East, 63.00 feet; thence South 0.50 feet to the point of beginning. The above-described parcel contains 15,75 square feet. The South line of Court Street is used as bearing due East and West in the above description.

Locally Known as: 319 Court St. Rockwell City, IA 50579

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

Date of Sale July 27, 2021	Time of Sale 10:00 AM	Place of Sale Calhoun County Courthouse, 416 4th St, Rockwell City, IA 50579
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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 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 Amount \$191,436.19	Costs \$9,515.54	Accruing Costs Sheriff's Fees	Interest \$2,061.80	Attorney Cosgrove Law Firm
Date 05/11/21	Sheriff: Calhoun County, Iowa	Civil Director Sara Ayala	607 West Second Street Ida Grove, IA 51445 712-364-4138	