

NOTICE OF SHERIFF'S LEVY AND SALE

IN THE IOWA DISTRICT COURT FOR WAPELLO COUNTY

COURT CASE #EQEQ110467
WAPELLO COUNTY

- Special Execution
- General Execution
- Other

USAA FEDERAL SAVINGS BANK

Plaintiff(s)

VS.

MATTHEW STEPHEN CREECH; BRANDI R. MCCLURE-CREECH AND STATE OF IOWA

Defendant(s)

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 the defendant(s)

- Real Estate Personal Property Described Below On Attached Sheet
- to satisfy the judgment. The property to be sold is

JUDGMENT IN REM

Parcel "A" of the Northeast Quarter of the Southwest Quarter of Section 27, Township 71 North, Range 13 West of the 5th P.M., Wapello County, Iowa, being more particularly described as follows: Beginning at the SW corner of said NE 1/4, SW 1/4; thence N 0 degrees 48'55" E 1320.85 feet to the NW corner thereof; thence N 89 degrees 25'00" E 24.91 feet along the North line thereof to the centerline of the county road; thence southeasterly along said centerline 376.45 feet along a 765.00 foot radius curve, concave northeasterly and having a chord which bears S 32 degrees 21'45" E 372.66 feet; thence continuing southeasterly along said centerline 88.07 feet along a 300.00 foot radius curve, concave northeasterly, tangent to the following course and having a chord which bears S 54 degrees 52'12" E 87.75 feet; thence continuing along said centerline S 63 degrees 16'45" E 285.70 feet; thence S 13 degrees 01'45" E 279.64 feet; thence S 0 degrees 48'55" W 551.94 feet to the South line of said NE 1/4, SW 1/4; thence S 89 degrees 43'55" W 625.33 feet to the Point of Beginning containing 14.00 acres subject to the county roadway containing 0.59 acres along the entire northeasterly side thereof. Also subject to an easement for ingress and egress across the North 66.00 feet of said Parcel "A".

Local Address: 2416 91ST AVE., BLOOMFIELD

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

Date of Sale: 03/06/2019 Time of Sale: 10:00 A.M. Place of Sale: 330 W. 2nd Street
2ND Floor, Wapello Co Sheriff's Office

Homestead: Defendant is advised that if the described real estate includes the homestead (which must not exceed ½ 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 sale of real estate, the defendant may redeem the property within _____

This is not subject to redemption.

Property exemption: Certain money or property may be exempt. Contact your property attorney to review specific provisions of the law and file appropriate notice, if applicable.

Judgment Amount \$164,959.83 Costs \$5,673.51 Accruing Costs Pending Interest \$19,131.95

% from 4.125% 05/14/2016

Attorney: C. ANTHONY CRNIC

Date: 12/11/2018

/s/ Mark H. Miller
Mark H. Miller, Sheriff
Wapello County, Iowa

/s/ Donald Phillips
Donald Phillips, Chief Deputy Sheriff
Wapello County, Iowa