

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

STATE OF IOWA
MADISON COUNTY

}

Iowa District Court Madison County

Case #: **EQCV034729**

Civil #: **18-000145**

PHH MORTGAGE CORPORATION
VS
GREGORY A POWERS

- 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

Parcel "B"-- a part of Parcel "A" in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section 17, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa described as follows:

Beginning at a point that is S 00°12'31" W a distance of 475.42 feet from the Northeast corner of said Section 17; thence S 00°12'31" W a distance of 621.48 feet; thence N 84°12'47" W a distance of 135.34 feet; thence N 56°48'08" W a distance of 95.91 feet; thence N 50°00'04" W a distance of 155.70 feet; thence N 05°12'48" W a distance of 189.75 feet; thence N 30°16'48" W a distance of 310.49 feet; thence S 89°47'29" E a distance of 510.24 feet; which is point of beginning, having an area of 5.000 acres including 0.470 acres of county road right of way. More commonly known as 1817 Cottonwood Ave, Dexter, IA 50070

Property Address: **1817 COTTONWOOD AVENUE, DEXTER, IA 50070**

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

Sale Date	Sale Time	Place of Sale
08/21/2018	10:00	MADISON CO SHERIFF'S OFFICE, WINTERSET, IA

- 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
\$94,260.52	\$4,643.44	PLUS	\$6,984.18	Pending	C.ANTHONY CRNIC
Date	JASON BARNES				925 E 4TH ST
06/26/2018	MADISON COUNTY SHERIFF				WATERLOO, IA 50703
					(319)234-2530