

Notice of Sheriff's Levy and Sale

IN THE IOWA DISTRICT COURT IN AND FOR 97-WOODBURY COUNTY

STATE OF IOWA
97-WOODBURY COUNTY

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Iowa District Court 97-Woodbury County

Case #: **EQCV214103**

Civil #: **24-001313**

FARM CREDIT SERVICES OF AMERICA, FCLA VS. RONALD A. RAY AND PARTIES IN POSSESSION

- 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

SEE LEGAL DESCRIPTION PAGE 2

Property Address: **1975 325TH ST SLOAN, IA, 51055**

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

Sale Date	Sale Time	Place of Sale
06/04/2024	10:00	WOODBURY COUNTY COURTHOUSE, 620 DOUGLAS ST, SIOUX CITY, IA 51101

- 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 6/4/2025
- 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
\$ 1,600,313.42	\$ 655.00	PLUS	\$ 32,929.44	Pending	

PARCEL 1:

The West Half of the Southwest Quarter of Section Twenty-nine, Township Eighty-six North, Range Forty-Five West of the Fifth P.M., in the County of Woodbury and State of Iowa, EXCEPT A parcel of land located in a part of the Southwest Quarter of the Southwest Quarter of Section Twenty-Nine, Township Eighty-Six North, Range Forty-Five West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of said Section Twenty-Nine; thence North One Degree Forty-One Minutes Thirty-two Seconds East, Ninety and Twenty-Six Hundredths Feet along the West line of said Southwest Quarter to a point on the existing North right of way line of Primary Road Iowa Hwy 141 and the point of beginning; thence South Eighty-Eight Degrees Thirty-Eight Minutes Fifty-Three Seconds East, One Hundred Ninety-One and Thirty-Nine Hundredths Feet along said existing North right of way line; thence North Eighty-Three Degrees Twenty-Seven Minutes Fifty-Three Seconds West, One Hundred Fifty and Twenty-Four Hundredths Feet; thence South Eighty-Nine Degrees Fifty-Three Minutes Twenty-nine Seconds West, Forty-One and Seventy-One Hundredths Feet to the West line of said Southwest Quarter thence South One Degree Forty-One Minutes Thirty-two Seconds West, Twelve and Fifty-One Hundredths Feet along said West line to the point of beginning, containing 0.04 acre AND A parcel of land located in a part of the Southwest Quarter of the Southwest Quarter of Section Twenty-Nine, Township Eighty-six North, Range Forty-Five West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of said Section Twenty-nine; thence South Eighty-Six Degrees Forty-One Minutes Forty-Nine Seconds East, Five Hundred Eighteen and Seventy-Four Hundredths Feet along the South line of said Southwest Quarter; thence North Three Degrees Eighteen Minutes Eleven Seconds East, One Hundred and Seven Hundredths Feet to a point on the existing North right of way line of Primary Road Iowa Hwy 141 and the point of beginning; thence South Eighty-Six Degrees Forty Minutes Forty-Six Seconds East, One Hundred Forty-Five Feet along said existing North right of way line; thence North Eighty-Four Degrees Twenty-Three Minutes Nineteen Seconds West, One Hundred Twenty-Five and Ten Hundredths Feet; thence South Seventy-Nine Degrees Seventeen Minutes Four Seconds West, Twenty and Sixty-Two Hundredths Feet to the point of beginning, containing 0.01 acre.

PARCEL II:

The South One-Half of Section 30, Township 86 North, Range 45 West of the 5th Principal Meridian, in the County of Woodbury and State of Iowa EXCEPT a parcel of land located in the South Half of Section 30, Township 86 North, Range 45 West of the 5th P.M., Woodbury County, Iowa, lying on both sides of the following described centerline of Primary Road No. 140 as shown on official plans for Project F-1040.

The centerline, designated by Station points One Hundred Feet apart, numbered consecutively from West to East, is described as follows Beginning at Station 444+52.1, a point One and Five Tenths Feet North of the Southwest corner of said Section, on the West line thereof, thence Easterly One Hundred Fifty-four and One Tenth Feet to Station 446+06.2, thence Easterly Seven Hundred Eighty Feet along a Twenty-two Thousand Nine Hundred Twenty Foot radius curve, concave Southerly, to Station 453+86.2, thence Easterly One Thousand Five Hundred Sixty and Four Tenths Feet to Station 469+46.6, a point Twelve and Four Tenths Feet South of the South Quarter corner of said Section, thence Easterly One Thousand Eight Hundred Forty-One and Two Tenths Feet to Station 487+87.8, thence Easterly Six Hundred Feet along a Twenty-Two Thousand Nine Hundred Twenty Foot radius curve, concave Northerly, to Station 493+87.8, thence Easterly One Hundred Seventy-Two and Nine Tenths Feet to Station 495+60.7. a point Three Tenths Feet North of the Southeast corner of said Section, on the East line thereof. Said parcel is described as follows: All that part of the South Half of said Section lying South of a line beginning at a point One Hundred Fifty Feet normally distant Northerly from centerline on the West line of said Section, thence to a point One Hundred Twenty Feet normally distant from Station 446+00, thence to a point One Hundred Twenty Feet radially distant Northerly from Station 446+06.2, thence concentric with centerline to a point One Hundred Twenty Feet radially distant Northerly from Station 453+86.2, thence to a point One Hundred Twenty Feet normally distant Northerly from Station 487+00, thence to a point Ninety Feet radially distant Northerly from Station 488+60.0, thence concentric with centerline to a point Ninety Feet radially distant Northerly from Station 493+87.8, thence to a point Ninety Feet normally distant Northerly from centerline on the East line of said Section, said parcel contains 9.10 acres, more or less, exclusive of present established roads along the West and South sides thereof;

And, EXCEPT a parcel of land located in a part of the Southeast Quarter of the Southeast Quarter of Section 30, Township 86 North, Range 45 West of the 5th P.M.; Woodbury County, Iowa, and more particularly described as follows: Commencing at the Southeast corner of the Southeast Quarter of Section 30; thence North One Degree Forty-One Minutes Thirty-Two Seconds East, Ninety and Twenty-Six Hundredths Feet along the East line of said Southeast Quarter to a point on the existing North right of way line of Primary Road Iowa Hwy 141 and the point of beginning; thence continuing along said existing North right of way line for the following 2 courses; North Eighty-Six

Degrees Forty Minutes Forty-Six Seconds West, One Hundred Seventy and Ninety-Five Hundredths Feet; thence Westerly a distance of Thirty-Seven and Sixty-Three Hundredths Feet along the arc of a non-tangential curve, having a radius of Twenty-two Thousand Eight Hundred Thirty Feet, concave Northerly and having a chord bearing, North Eighty-Six Degrees Thirty-Eight Minutes Fourteen Seconds West, Thirty-Seven and Sixty-Three Hundredths Feet; thence North Eighty-Nine Degrees Fifty-Three Minutes Twenty-Nine Seconds East, Two Hundred Eight and Fifty-Nine Hundredths Feet to the East line of said Southeast Quarter; thence South One Degree Forty-One Minutes Thirty-Two Seconds West, Twelve and Fifty-One Hundredths Feet along said East line to the point of beginning, containing 0.03 acres.

PARCEL III:

The Southeast Quarter of Section 24, Township 86 North of Range 46 in the County of Woodbury and State of Iowa.