

WOODBURY SHERIFF'S OFFICE

CHAD SHEEHAN, SHERIFF

PO Box 3715

Sioux City, IA 51102

(712) 279-6010

Sheriff's Sale Notice

STATE OF IOWA
97-WOODBURY COUNTY

}

☒ No Redemption
☐ Redemption

Case #: EQCV220834

Civil #: 25-001635

Notice is Hereby Given for Public Auction

Date of Sale Time of Sale Place of Sale

06/24/2025 10:00 WOODBURY COUNTY COURTHOUSE, 620 DOUGLAS ST, SIOUX CITY, IA 51101

To be sold to the highest bidder, for cash, the following described property, levied upon and taken by virtue of Special Execution Order issued from the office of the Clerk of District Court,

within and for the County of WOODBURY State of Iowa, in favor of:

and against the ☒ Real Estate Described herein ☐ Personal Property described here in ☐ Other
to wit: all of the rights, title and interest of the said Defendants,

HANGE BANK VS. BIZ 75 STORAGE, LLC

in and to the following described property, situated in WOODBURY COUNTY

All that part of the S 1/2 SW 1/4 of Section 14, Township 89 North, Range 47 West of the 5th P.M. in Sioux City, Woodbury County, Iowa, described as follows: Commencing at the Northeast corner of the S 1/2 SW 1/4 of said Section 14; thence S 00°44'06" East along the East line of said S 1/2 SW 1/4 for 379.08 feet to the point of beginning; thence continuing S 00°44'06" East along said East line for 379.08 feet; thence S 89°51'39" West for 719.15 feet as measured; thence N 54°12'27" West for 319.69 feet as measured; thence S 75°32'09" West for 390.72 feet as measured; to the Easterly right of way line of U.S. Highway #75 and at a point previously described as 709 feet Northeasterly (measured along said Easterly right of way line) from the South line of said SW 1/4; thence North 22°20'00" East along said right of way for 370.29 feet; thence N 80°13'04" East for 240.71 feet; thence S 69°48'09" East for 271.51 feet; thence N 89°51'39" East for 719.15 feet to the point of beginning, EXCEPT part of the S 1/2 SW 1/4 of Section 14, Township 89 North, Range 47 West of the 5th P.M., Sioux City, Woodbury County, Iowa, described as follows: Commencing at the Northeast corner of said S 1/2 SW 1/4; thence S 0°44'06" E along the East line of said S 1/2 SW 1/4 for 379.08 feet to the point of beginning; thence continuing S 0°44'06" E along said East line for 379.08 feet; thence S 89°51'39" W for 719.15 feet; thence N 54°12'27" W for 68.16 feet; thence N 89°51'39" E 226.76 feet; thence N 32°49'38" E for 72.09 feet; thence N 86°31'42" E for 100.18 feet; thence N 2°32'02" E for 273.05 feet; thence N 89°51'39" E for 391.68 feet to the point of beginning

Property Address: **2900 HWY 75 N, SIOUX CITY, IA, 51105**

Judgment Amount	Costs	Accruing Costs	Interest	Sheriff's Fees	Attorney
\$ 694,695.54	\$ 0.00	PLUS	\$33,878.94	Pending	
Date	CHAD SHEEHAN				11240 DAVENPORT ST
06/06/2025	WOODBURY COUNTY SHERIFF				OMAHA, NE 68154