

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

STATE OF IOWA
 SIOUX COUNTY

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Iowa District Court Sioux County

Case #: **EQCV026379**

Civil #: **17-000689**

AMERICAN STATE BANK
 VS
 PIG VALLEY, LTD, A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF IOWA; ARLIN GROENEWEG, LLC, A LIMITED LIABILITY COMPANY ORGANIZED UNDER THE LAWS OF THE STATE OF IOWA; ARLIN GROENEWEG AND CARLA GROENEWEG, HUSBAND AND WIFE; AND SIOUX COUNTY, IOWA, A POLITICAL SUBDIVISION OF THE STATE OF IOWA

- 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


Property Address: **SEE ATTACHED**

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

Sale Date	Sale Time	Place of Sale
10/31/2017	10:30	SIOUX COUNTY SHERIFF'S OFFICE LOBBY, 4363 IRONWOOD AVE, ORANGE CITY, IA 51041

- 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 1 YEAR
- 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 \$ 1,016,884.27	Costs \$ 0.00	Accruing Costs PLUS	Interest \$ 19,971.27	Sheriff's Fees Pending	Attorney SANDER MOREHEAD 300 S PHILLIPS AVE, SUITE 300 SIOUX FALLS, SD 57404 (605)336-3890
Date 09/18/2017	DAN ALTENA SIOUX COUNTY SHERIFF				

Legal Description

Parcel A - MIDDLE OF SECTION

That part of the South Half of the Southeast Quarter (S 1/2 SE 1/4) of Section Three (3), Township Ninety-Seven (97) North, Range Forty-six (46), West of the 5th P.M., Sioux County, Iowa, containing 1.92 acres, more or less, more particularly described as follows: Commencing at the Northwest corner of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 3; thence East 663.95 feet on the North line of said SE 1/4 SE 1/4; thence South 3°45' West 476.61 feet; thence North 89°16' West 234.64 feet; thence South 26°55' West 476.93 feet; thence South 2°18' West 119.19 feet to the point of beginning; thence South 2°38' West 258.85 feet; thence North 87°22' West 322.80 feet; thence North 2°38' East 258.85 feet; thence South 87°22' East 322.80 feet to the point of beginning, together with a driveway easement across the SE 1/4 SE 1/4 of said Section 3, 40 feet in width, the centerline of which is described on the attached description of lane easement in the Survey of Marlowe M. Schmidt, L.S. dated December 11, 1989. This easement shall run in favor of the Grantees, their successors, or assigns. NOTE - The North line of said SE 1/4 SE 1/4 is assumed to bear East-West.

Parcel B - 3176 FIG AVENUE ROCK VALLEY, IA

A tract in the Southwest Quarter (SW 1/4) of Section Twenty-seven (27), Township Ninety-seven (97) North, Range Forty-six (46) West of the Fifth P.M., described as beginning at the Southwest corner of said Southwest Quarter (SW 1/4) of Section Twenty-seven (27), thence North along the West line of said Southwest Quarter (SW 1/4) a distance of 1,045 feet to the Point of Beginning; thence due East a distance of 220 feet; thence due North a distance of 147 feet; thence due East a distance of 102 feet; thence due North a distance of 172 feet; thence due West a distance of 322 feet to the West line of said Southwest Quarter (SW 1/4); thence South along said West line of said Southwest Quarter (SW 1/4) to the Point of Beginning, subject to public highways and easements of record. and That part of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section Three (3) and the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section Ten (10), Township Ninety-seven (97) North, Range Forty-six (46) West of the Fifth P.M., designated Parcel D as shown by Plat of Survey recorded on May 11, 2010, in the 2010 File at Card No. 2384.

Parcel C - MIDDLE OF SECTION

The Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section Three (3), and the East Half of the Northeast Quarter (E 1/2 NE 1/4) of Section Ten (10), and the East Fifty-six Acres (E.56 A.) of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section Three (3), and the West Half of the Northeast Quarter (W 1/2 NE 1/4) of Section Ten (10), all in Township Ninety-seven (97) North, Range Forty-six (46), West of the 5th P.M., and containing 176 acres, EXCEPT that part of the South Half of the Southeast Quarter (S 1/2 SE 1/4) of Section Three (3), Township Ninety-seven (97) North, Range Forty-six (46), West of the 5th P.M., Sioux County, Iowa, containing 1.92 acres, more or less, more particularly described as follows: Commencing at the Northwest corner of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section Three (3); thence East 663.95 feet on the North line of said SE 1/4 SE 1/4; thence South 3°45' West 476.61 feet; thence North 89°16' West 234.64 feet; thence South 26°55' West 476.93 feet; thence South 2°18' West 119.19 feet to the point of beginning; thence South 2°38' West 258.85 feet; thence North 87°22' West 322.80 feet; thence North 2°38' East 258.85 feet; thence South 87°22' East 322.80 feet to the point of beginning, together with a driveway easement across the SE 1/4 SE 1/4 of said Section Three (3), 40 feet in width, the centerline of which is described on the description of lane easement in the Survey of Marlowe M. Schmidt, L.S. dated December 11, 1989. This easement shall run in favor of the Grantees, their successors, or assigns, NOTE - the North line of said SE 1/4 SE 1/4 is assumed to bear East-West, AND EXCEPT that part of the SW 1/4 NE 1/4 of Section Ten (10), Township Ninety-seven (97) North, Range Forty-six (46) West of the 5th P.M., Sioux County, Iowa, designated "Parcel A" as shown by Plat of Survey recorded in the 2002 File - Card No. 3869, AND EXCEPT that part of the NE 1/4 of Section Ten (10), Township Ninety-seven (97) North, Range Forty-six (46) West of the 5th P.M., Sioux County, Iowa, designated "Parcel B" as shown by Plat of Survey recorded in the 2002 File - Card No. 3611, AND EXCEPT that part of the SE 1/4 SE 1/4 of Section Three (3), Township Ninety-seven (97) North, Range Forty-six (46) West of the 5th P.M., Sioux County, Iowa, and that part of the NE 1/4 NE 1/4 of Section Ten (10), Township Ninety-seven (97) North, Range Forty-six (46) West of the 5th P.M., designated "Parcel C" as shown by Plat of Survey recorded in the 2002 File - Card No. 3612, AND EXCEPT that part of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section Three (3) and the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section Ten (10), Township Ninety-seven (97) North, Range Forty-six (46) West of the Fifth P.M., designated "Parcel D" as shown by Plat of Survey recorded on May 11, 2010, in the 2010 File at Card No. 2384.