

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

STATE OF IOWA  
 BREMER COUNTY

}

Iowa District Court Bremer County

Case #: EQCV006051

Civil #: 19-000211

PHH MORTGAGE CORPORATION  
 VS  
 EPLEY, ERIC J; APRIL L EPLEY; VERIDIAN CREDIT UNION 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

IN REM

THE S 1/2 OF LOT 1 IN HALFBLOCK 9, WM STURDEVANTS ADDITION TO WAVERLY, IOWA

Property Address: **202 4TH AVE SW; WAVERLY, IA 50677**

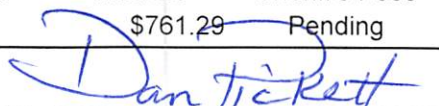
The described property will be offered for sale at public auction for cash only as follows:

Sale Date Sale Time Place of Sale

**04/23/2019 10:00 BREMER COUNTY SHERIFF'S OFFICE LOBBY, 111 4TH ST NE, WAVERLY, IA 50677**

- 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 C ANTHONY CRNIC 925 E 4TH ST WATERLOO, IA 50703
\$ 50,706.56	\$ 5,093.17	PLUS	\$761.29	Pending	
Date	DAN L PICKETT				
02/19/2019	BREMER COUNTY SHERIFF				