NOTICE OF SHERIFF'S LEVY AND SALE
(Special Execution)

STATE OF IOWA)
) ss.
POWESHIEK COUNTY)

Iowa District Court
COURT CASE # **EQEQ028643**
Poweshiek County

CROSSCOUNTRY MORTGAGE LLC
Plaintiff

vs.

Cory E Krivacheck a/k/a Cory Krivachek; Samantha Krivachek; Parties in Possession; Advantage Credit Union; Iowa Finance Authority
Defendant (Judgment Debtor)

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 to satisfy the judgment. The property to be sold is

Lot Five in Lot Seven in Block One, Grier's Addition to Deep River, Iowa, according to the Plat thereof appearing of record in Plat Book D, Page 10

Locally Known as: **206 Highway 85, Deep River, IA 52222**

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

Date of Sale	Time of Sale	Place of Sale
1/6/2027	9:00 a.m.	Poweshiek County Public Safety Building (Conference Room - South Door) 4802 Barnes City Road, Montezuma, Iowa (641) 623-5679

(X) Homestead: Defendant is advised that if the described real estate includes the homestead (which must not exceed ½ 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 costs to this case.

(_) Redemption: After the sale of real estate, defendant may redeem the property within ----------
(X) 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 at	Attorney
$123,305.24	$6,143.62	PENDING	$ 21.960 per day from 8/1/25	

Date:	Sheriff	Deputy	
11/09/26	Matthew M. Maschmann Poweshiek County **Website:** poweshiekcosheriff.com	Tim Foster 79-12	Southlaw PC - Arlet Costilla 4601 Westown Pkwy, Suite 250 West Des Moines, IA 50266 (515) 223-7325, ext 365