

Recorded in Newton County, Missouri



Recording Date/Time: 01/30/2025 at 08:27:41 AM

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Page: 613

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Pages: 7

Fee: \$42.00 S 20250000519



Jennifer A. Childers  
Recorder of Deeds

102048 \$ 42.00

Above 3" margin for recorder's use only.

Do not write in the above space.

RETURN DOCUMENT TO: City of Joplin

DATE OF DOCUMENT: 1-29-2025

TITLE OF DOCUMENT: Notice of Levy on Real Estate

GRANTOR(S) NAMES: City of Joplin

GRANTEE(S) NAMES: Rocky Ridge RV Park LLC & Frederick G. Culler

GRANTEE(S) ADDRESS: 703 Glendale Rd, Joplin MO 64804

RE-RECORDING DOCUMENT:

Reason for Re-Recorded Document and book/page.

LEGAL DESCRIPTION:

OR PAGE WHERE LEGAL IS LOCATED IN THE DOCUMENT. pg 3

REFERENCE BOOK AND PAGE:

(IF REQUIRED)

JENNIFER A. CHILDERS  
RECORDER OF DEEDS

NEWTON  
COUNTY

NEOSHO  
MISSOURI

City of Joplin  
602 Main  
Joplin 64801

**IN THE CIRCUIT COURT OF NEWTON COUNTY, MISSOURI  
AT NEOSHO**

CITY OF JOPLIN, MISSOURI	)	
A Municipal Corporation,	)	
Plaintiff,	)	
	)	
vs.	)	Case No. 24NW-CV02237
	)	
ROCKY RIDGE RV PARK, LLC. and	)	
FREDERICK G. CULLER,	)	
	)	
Defendants.	)	

**NOTICE OF LEVY ON REAL ESTATE**

I, Matthew Stewart, Sheriff of Newton County, Missouri, certify that, under a general execution issued from the office of the clerk of Newton County, Missouri, dated December 20, 2024, Execution No. 24-EXEC-21, wherein City of Joplin, Missouri is the Plaintiff and ROCKY RIDGE RV PARK LLC, and FREDERICK G. CULLER the Defendants, I have on this 21st day of January, 2025, through a Writ of Special Execution, levied on and seized all the right, title, and interest of the Defendants ROCKY RIDGE RV PARK LLC, and FREDERICK G. CULLER, of, in, and to the following described real estate:

**See Exhibit "A" attached.**


Take notice that certain property is exempt under § 513.430 and §513.440 and §513.475 of the Revised Statutes of the State of Missouri.

Take notice that you may, or may not, have the right to hold the property levied upon as being exempt from execution of judgment. Take notice that there are other exemptions under state and federal law that you, as Judgment Debtor, may be able to claim with respect to the property levied upon. This Notice of Levy contains a specific description of all of the property upon which levy was made by the undersigned Sheriff of NEWTON County, Missouri.

A copy of this notice has been sent to:

ROCKY RIDGE RV PARK LLC  
FREDERICK G. CULLER  
703 GLENDALE RD  
JOPLIN MO 64804

Date of Mailing: January 29, 2025



MATTHEW STEWART, Sheriff of Newton County, Missouri

MISSOURI ACKNOWLEDGMENT

STATE OF MISSOURI     )  
  )  
COUNTY OF NEWTON    )

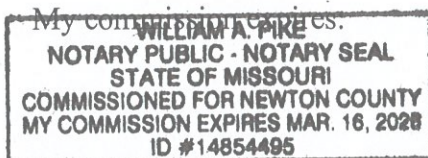
ss:

On this \_\_\_\_ day of January, 2025, before me appeared Matthew Stewart, to me known to be the Sheriff of Newton County, Missouri, and that said instrument was signed and sealed for the consideration stated therein and no other; and Matthew Stewart acknowledged said instrument to be the free act and deed of said corporation, and that the allegations contained therein are true.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Joplin, Missouri, the day and year last above written.



Notary Public



**EXHIBIT A**

A part of the Northeast Quarter of the Southwest Quarter of Section 27, Township 27, Range 33, Beginning at the Northeast Corner of said Forty acres: thence South along the East line of said Forty acres to the North line of Shoal Creek Highway; thence in the Northwesterly direction along the North line of said highway to where it crosses the North line of said Forty acres: thence East along said North line to the point of beginning. EXCEPT all that part of the Northeast Quarter of the Southwest Quarter of Section 27, Township 27, Range 33, Newton County, Missouri, described as follows: Commencing at the Northeast Corner of said Northeast Quarter of the Southwest Quarter; thence West along the North line of said Northeast Quarter of Southwest Quarter 61.09 feet to the point of beginning; thence South 52°38'41" West 98.99 feet; thence South 38°25'09" West 105.83 feet to a point on the Northerly line of Glendale Road; thence North 55°47'39" West along said North line of Glendale Road 254.33 feet to a point on the North line of said Northeast Quarter of the Southwest Quarter; thence East along said North line 354.79 feet to the Point of Beginning.

2401 East 32nd Street, Suite 13  
Joplin, MO 64804

Phone: (417)626-7875 Fax: (417)626-7275

## OWNERSHIP AND ENCUMBRANCE REPORT

To: City of Joplin  
602 South Main Street  
Joplin, MO 64801  
Attn: Sarah Meador

File No.: G24-156304

Re: Legal Description

See Exhibit A attached hereto and made a part hereof.

Date of Certification: November 12, 2024 at 08:00 AM

We have searched the land records in Newton County, Missouri and do hereby certify that we find the following in regard to the described land,

PURPORTED OWNER: Frederick Culler

ENCUMBRANCES: NONE

JUDGMENTS:

Judgment entered June 29, 2023, in Case #23NW-CV01735, against Frederick Culler, in favor of Eathen L. Allen, in the amount of \$4,000.00, plus any additional interests and costs, filed in the Office of the Circuit Clerk, Newton County, Missouri.

Judgment entered August 19, 2024, in Case #24NW-CV02237, against Rocky Ridge RV Park, LLC and Frederick G. Cullen, in favor of the City of Joplin, in the amount of \$5,383.53, plus any additional interests and costs, filed in the Office of the Circuit Clerk, Newton County, Missouri.

MECHANIC'S LIENS: NONE

TAX LIENS:

Missouri State Tax Lien entered October 27, 2017, in Case #17NW-MC00685, against Frederick Culler, filed in the Office of the Circuit Clerk, Newton County, Missouri.

MISCELLANEOUS:

Taxes for the year 2024 and subsequent years. Taxes for 2024 are due and payable and delinquent after December 31, 2024. Taxes for the year 2022 are marked paid. The following information is provided for informational purposes only:  
Parcel ID No: 05-8-0-27-000-000-001.000 Tax ID No: 1-16038-0  
2024 Base Tax amount: \$63.76 DUE  
2023 Base Tax amount: \$63.70 DELINQUENT

INFORMATIONAL NOTE: The application for title insurance included a property address in lieu of a valid legal description. The company has examined title to the property which it believes was intended by the applicant. The legal description contained herein on this title insurance commitment will be considered approved, unless an alternative description is provided.

The following is shown for informational purposes only.

24 month chain of title search results are as follows:

Document type: General Warranty Deed  
Grantor: Amy Hughes, a single person  
Grantee: Frederick Culler  
Recording date: September 7, 2021  
Book 370, Page 8010

**Special Note:** This report cannot be relied upon as establishing ownership. This report is only intended to show the name(s) of the person(s) presently appearing to claim ownership as reflected by the above records and any encumbrances above described.

**THIS REPORT SHOULD NOT BE CONSTRUED AS A TITLE OPINION.**



Liability of the Company under this report is limited to the amount paid for same, unless an additional fee of \$100 is paid to Great American Title Insurance Agency for expanded coverage.

Thank you for the opportunity to provide this service.

Respectfully yours,

Great American Title Insurance Agency



Tami Jones

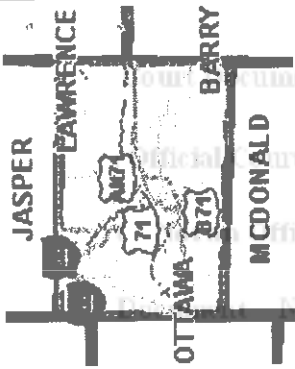
Any inquiries concerning this report should be directed to (417)626-7875

# Newton County, MO



211.1 0 105.53 211.1 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION



**Legend**

Road

Interstate Highway

US Highway

Numbered State Highway

Lettered State Highway

County Roads / City Streets

Railroad

Parcel

County Boundary

Notes