

NOTICE OF SHERIFF'S LEVY AND SALE

IN THE IOWA DISTRICT COURT FOR MADISON COUNTY

U.S. BANK NATIONAL ASSOCIATION

Plaintiff

RANDALL R BALLARD

Defendant

COURT CASE EQCV033957
MADISON COUNTY

- 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)

to satisfy the judgment. The property to be sold is

- REAL ESTATE
 PERSONAL PROPERTY
 described below:
 on attached sheet:

Block Ten (10), except the East 296.5 feet, and except commencing at the Northwest corner of Block Ten (10) of Christopher Wilson's Addition, thence 243.74 feet East on the North line of said Block, thence due South on the right of way of line the Chicago, Rock Island, and Pacific Railroad Co. as now established, thence in a Northwesterly direction to the point of beginning of Christopher Wilson's Addition to the City of Earlham, Madison County, Iowa AKA Block Ten (10) of Christopher Wilson's Addition to the City of Earlham, Madison County, Iowa, except the East 296.5 feet, and except commencing at the Northwest corner of Block Ten (10) of Christopher Wilson's Addition, thence 243.74 feet East on the North line of said Block, thence due South to the right of way of line of the Chicago, Rock Island, and Pacific Railroad Co. as now established, thence in a Northwesterly direction to the point of beginning.

Property Address: 580 2nd Street NW, Earlham, IA 50072

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

MADISON COUNTY SHERIFF'S OFFICE

Date of Sale: November 15, 2016 Time of Sale: 10:00 A.M. Place of Sale: 1012 N John Wayne Dr., Winterset, Ia 50273

Homestead: Defendant is advised that if the described real estate include 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 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.

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|---------------------|-----------------|----------------|---------------------|----------------------------------|
| Judgment Amount | Costs of Suit | Accruing Costs | Interest 4.25% from | Attorney |
| <u>\$132,544.00</u> | <u>\$285.00</u> | <u>pending</u> | <u>1/8/2016</u> | <u>Emily Bartekoske</u> |
| | | | | <u>1401 50th St, Ste 100</u> |
| | | | | <u>West Des Moines, Ia 50266</u> |
| | | | | <u>515-223-7325 ext 369</u> |

09/23/16

Date

Jason Barnes
Madison County Sheriff

by James Ascione, Chief Deputy