

NOTICE OF SHERIFF'S LEVY AND SALE

IN THE IOWA DISTRICT COURT FOR MADISON COUNTY

EARLHAM SAVINGS BANK

Plaintiff

BENJAMIN MADREN; AMANDA L MADREN; NIKKI S. SCHUTZ; THE STATE OF IOWA; UNITED STATES OF AMERICA INTERNAL REVENUE SERVICE; ANY PARTIES IN POSSESSION OF 462 NW 5TH STREET, EARLHAM, IOWA; AND ANY PARTIES CLAIMING AN INTEREST IN THE ESTATE OF TERRI RAE SCHULZ, DECEASED.

Defendant

COURT CASE LACV034461 MADISON COUNTY

- [X] 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

- [X] REAL ESTATE [] PERSONAL PROPERTY [] described below: [] on attached sheet:

The West Half (1/2) of Lot Fifteen (15) of EIVINS ADDITION, PLAT TWO, in the Town of Earlham, Madison County, Iowa;

Property Address: 462 NW 5th Street 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: April 25, 2017 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 _____

[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.

Table with 5 columns: Judgment Amount (\$33,852.59), Costs of Suit (\$235.00), Accruing Costs (pending), Interest (\$4.7765 per diam from 6/16/2016), Attorney (David L Wetsch, 974 73rd Street, Ste 20, Des Moines, IA 50324, 515-223-6000)

03/15/17 Date

Jason Barnes Madison County Sheriff

by James Ascione, Chief Deputy