

# NOTICE OF SHERIFF'S LEVY AND SALE

## IN THE IOWA DISTRICT COURT FOR MADISON COUNTY

FEDERAL NATIONAL MORTGAGE ASSOCIATION  
("FANNIE MAE"), A CORPORATION ORGANIZED AND  
EXISTING UNDER THE LAWS OF THE UNITED STATES OF  
AMERICA,

Plaintiff

JAMES T. PARHAM AND SPOUSE OF JAMES T. PARHAM,  
IF ANY,

Defendant

COURT CASE EQCV034471  
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:

See attachment for Legal Description

Property Address: 223 W Lane Street, Winterset, IA 50273

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

MADISON COUNTY SHERIFF'S OFFICE

Date of Sale: July 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 \_\_\_\_\_

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 of Suit	Accruing Costs	Interest 4.5% from	Attorney
<u>\$107,001.67</u>	<u>\$235.00</u>	<u>pending</u>	<u>11/1/2016</u>	<u>Benjamin W Hopkins</u> <u>1350 NW 138th St, Suite 100</u> <u>Clive, Iowa 50325-8308</u> <u>515-222-9400</u>

06/12/2017  
Date

Jason Barnes  
Madison County Sheriff

by James Ascione, Chief Deputy

A tract of land commencing 503 feet east of the Southwest corner of the South Half (1/2) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six (36) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence North 18°53' East, 84.35 feet, thence West 142.4 feet, thence South 0°27' East, 80 feet to the South line of said 5-acre tract, thence East 115 feet to the point of beginning, AND a parcel of land being a portion of the following described tract of land commencing at a point 388 feet East and 80 feet North of the Southwest Corner of the South Half (1/2) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., thence North 160 feet, thence East 213 feet, thence Southeast to a point 142.4 feet East of the point of beginning, thence West 142.4 feet to the point of beginning, more precisely described as: Commencing at the Southwest Corner of the Northeast Quarter of the Northeast Quarter of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, thence North 90°00'00" East 388.00 feet along the South line of said Northeast Quarter (1/4) of the Northeast Quarter (1/4) and North line of Lane Street to the East line of 3rd Avenue, thence North 0°21'29" East 80.00 feet along the East line of said 3rd Avenue to Point of Beginning, thence continuing North 0°21'29" East 52.00 feet, thence North 90°00'00" East 142.40 feet, thence South 0°21'29" West 52.00 feet, thence North 90°00'00" West 142.40 feet to the point of beginning, containing 0.1700 Acres AND Parcel "F", located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, containing 0.011 acres, as shown in Plat of Survey filed in Book 2, Page 359 on June 26, 1998, in the Office of the Recorder of Madison County, Iowa