

NOTICE OF SHERIFF'S LEVY AND SALE

IN THE IOWA DISTRICT COURT FOR MADISON COUNTY

OCWEN LOAN SERVICING, LLC.

Plaintiff

UNKNOWN HEIRS AND LEGATEES OF TERRY DEAN
VALENTINE; DONALD VALENTINE A/K/A DONALD D.
VALENTINE; UNKNOWN SPOUSE (IF ANY) OF DONALD
VALENTINE; UNKNOWN SPOUSE (IF ANY) OF TERRY DEAN
VALENTINE; AND PARTIES IN POSSESSION
Defendant

COURT CASE EQCV034472
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:

A TRACT OF LAND COMMENCING AT A POINT 231 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE 5TH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA, AND RUNNING THENCE NORTH 132 FEET, THENCE WEST 66 FEET, THENCE SOUTH 132 FEET, THENCE EAST 66 FEET TO A POINT OF BEGINNING.

Property Address: 51 West 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: May 23, 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 5.875 % from	Attorney
<u>\$122,456.85</u>	<u>\$235.00</u>	<u>pending</u>	<u>3/1/2016</u>	<u>Chris Irk</u>
				<u>33 W Monroe, Suite 1140</u>
				<u>Chicago, IL 60603</u>
				<u>312-360-9455</u>

04/06/2017
Date

Jason Barnes
Madison County Sheriff

by James Ascione, Chief Deputy