

NOTICE OF SHERIFF'S LEVY AND SALE

IN THE IOWA DISTRICT COURT FOR MADISON COUNTY

U.S. BANK NATIONAL ASSOCIATION

Plaintiff

Andy L Thompson a/k/a Andy Thompson, a/k/a Andy Lee Thompson; Tracy A Thompson n/k/a Tracy Ann Hamaker, a/k/a Tracy Thompson a/k/a Tracy Hamaker; Parties in Possession; State of Iowa, Child Support Recovery Unit; Unknown spouse, if any, of Andy L Thompson; Bank of America, National Association; Atlantic Credit & Finance Special Finance Unit, LLC

Defendant

COURT CASE EQCV034635
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), and the vacated streets and alleys adjacent thereto, and Block Three (3), and the vacated streets and alleys adjacent thereto, all in the Town of Peru, Madison County, Iowa,

Also Known As:

Block 10 and the vacated streets and alleys adjacent thereto, and Block 3 and the vacated streets and alleys adjacent thereto, all in the Town of Peru, Madison County, Iowa

Property Address: 2855 Pioneer Ave, Peru, IA 50222

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 8, 2018 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% from

Attorney

\$68,219.13

pending

pending

03/1/2017

James Larson

1401 50th St., Ste 100

West Des Moines, IA 50266

515-223-7325 ext 364

03/21/2018

Date

Jason Barnes

Madison County Sheriff

by

Clayton Allen, Chief Deputy