

**Notice of Sheriff's Levy and Sale
IN THE IOWA DISTRICT COURT IN AND FOR MADISON COUNTY**

STATE OF IOWA
MADISON COUNTY

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Iowa District Court Madison County

Case #: **EQCV034713**

Civil #: **19-000039**

HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE
OF THE FIELDSTONE MORTGAGE INVESTMENT TRUST, SERIES 2005-3
VS

LANCE BENOIT; TAMARA BENOIT; ALL CLEAN OF IOWA INC.;
COMMUNITY BANK F/K/A COMMUNITY STATE BANK; UNITED STATES OF
AMERICA; IOWA DEPARTMENT OF REVENUE; UNKNOWN SPOUSE (IF
ANY) OF LANCE BENOIT; UNKNOWN SPOUSE (IF ANY) OF TAMARA
BENOIT; AND PARTIES IN POSSESSION

- 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)

- Real Estate
 Personal Property
 Described Below
 On attached sheet:

To satisfy the judgment. The Property to be sold is

A PARCEL OF LAND LOCATED IN THE EAST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION ONE (1), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION ONE (1), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-EIGHT(28) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, THENCE NORTH 00°00'00" 211.22 FEET, THENCE NORTH 89°40'39" EAST 524.74 FEET, THENCE SOUTH 00°00'00" 512.01 FEET, THENCE NORTH 71°52'04" WEST 552.92 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4), THENCE ALONG SAID WEST LINE NORTH 00°19'57" EAST 125.76 FEET TO THE POINT OF BEGINNING, SAID PARCEL OF LAND CONTAINS 5.116 ACRES INCLUDING 0.224 ACRES OF ROAD RIGHT OF WAY.

Property Address: **923 S 4TH AVE, WINTERSET, IOWA 50273**

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

Sale Date	Sale Time	Place of Sale
03/12/2019	10:00	MADISON CO SHERIFF'S OFFICE, WINTERSET, IA

Homestead: Defendant is advised that if the described real estate includes 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 the 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	Accruing Costs	Interest	Sheriff's Fees	Attorney
\$219,571.86	\$63,933.91	PLUS	\$130,319.16	Pending	CHRIS IRK 312-360-9455 33 W MONROE STREET CHICAGO, IL 60603 (312)360-9455
Date	JASON BARNES				
01/21/2019	MADISON COUNTY SHERIFF				