

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

STATE OF IOWA  
MADISON COUNTY

}

Iowa District Court Madison County

Case #: **EQCV034719**

Civil #: **21-000198**

US BANK NATIONAL ASSOC  
VS

ROSS D NICHOLL; SPOUSE OF ROSS D NICHOLL, IF ANY; CARLY M  
NICHOLL; NEBRASKA FURNITURE MART; H&R ACCOUNTS, INC; 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

LOT THIRTY-TWO (32) OF HONOR'S ACRES SECOND ADDITION TO THE CITY OF WINTERSET, MADISON COUNTY, IOWA.

Property Address: **1424 W WASHINGTON STREET, 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

**08/24/2021 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
\$119,825.23	\$4,645.24	PLUS	\$25,616.09	Pending	DONALD J PAVELKA JR
Date	JASON BARNES				2002 DOUGLAS STREET STE 200
06/24/2021	MADISON COUNTY SHERIFF				OMAHA, NE 68102
					(402)898-7000