

**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 #: **EQCV035041**

Civil #: **21-000209**

U.S. BANK NATIONAL ASSOCIATION
VS

NOAH FRANKS AND SPOUSE OF NOAH FRANKS, IF ANY, AS HEIRS OF LARRY E. FRANKS; STATE OF IOWA BY AND THROUGH THE IOWA DEPARTMENT OF REVENUE; INTERNAL REVENUE SERVICE, AN AGENCY OF THE UNITED STATES OF AMERICA; UNKNOWN HEIRS OF LARRY FRANKS; CREDITORS OF LARRY E. FRANKS; ALL KNOWN AND UNKNOWN CLAIMANTS AND ALL PERSONS KNOWN AND UNKNOWN CLAIMING ANY RIGHT, TITLE OR INTEREST AND ALL OF THEIR HEIRS, SPOUSES, ASSIGNS, GRANTEEES, LEGATEES, DEVISEES AND ALL BENEFICIARIES OF EACH AND ALL THE ABOVE-NAMED DEFENDANTS; 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

PARCEL "A" LOCATED IN THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION THREE (3) TOWNSHIP SEVENTY-SIX (76) NORTH RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M. MADISON COUNTY IOWA DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION THREE (3); THENCE ON AN ASSUMED BEARING OF NORTH 90 DEG. 00'00" EAST ALONG SOUTH LINE OF THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION THREE (3) A DISTANCE OF 907.00 FEET; THENCE NORTH 03 DEG. 27'22" EAST 240.55 FEET; THENCE SOUTH 90 DEG. 00'00" WEST 907.00 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION THREE (3); THENCE SOUTH 03 DEG. 27'22" WEST ALONG SAID WEST LINE A DISTANCE OF 240.55 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION THREE (3) AND THE POINT OF BEGINNING. SAID TRACT CONTAINS 5.00 ACRES.

Property Address: **1677 UPLAND TRL, PROLE, IOWA 50229**

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, WINTERSSET, 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.

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|-----------------|------------------------|----------------|------------|----------------|-----------------------|
| Judgment Amount | Costs | Accruing Costs | Interest | Sheriff's Fees | Attorney |
| \$160,944.21 | \$22,888.84 | PLUS | \$1,266.00 | Pending | DONALD J. PAVELKA JR. |
| Date | JASON BARNES | | | | 2002 DOUGLAS ST |
| 07/07/2021 | MADISON COUNTY SHERIFF | | | | OMAHA, NE 68102 |
| | | | | | (402)898-7000 |