

**BK: 2016 PG: 702**  
**Recorded: 3/24/2016 at 12:50:37.0 PM**  
**Fee Amount: \$17.00**  
**Revenue Tax:**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

**Notice of Sheriff's Levy and Sale**  
**Recorder's Cover Sheet**

**Preparer Information:**

Linda L. Barker  
1012 N. John Wayne Drive  
Winterset, IA 50273

**Taxpayer Information:**

Northwest Bank  
Attn: Michelle Yeagar  
PO Box 80  
Spencer, IA 51301

**Return Address:**

Goosmann Law Firm, PLC  
20 West 6<sup>th</sup> Street, Suite 102  
P.O. Box 1163  
Spencer, IA 51301

**Grantor:** Madison County Sheriff

**Grantee:** Northwest Bank

**Legal Description:**

See Page 2

## NOTICE OF SHERIFF'S LEVY AND SALE

## IN THE IOWA DISTRICT COURT FOR MADISON COUNTY

NORTHWEST BANK

Plaintiff

DAVID P RENTZ, PENNI M RENTZ, PETIT, INC., JOHN DOE &  
JANE DOE & PARTIES IN OCCUPATION &/ OR POSSESSION

Defendant

COURT CASE EQCV034284  
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)

- ☒ REAL ESTATE  
☐ PERSONAL PROPERTY  
☐ described below:  
☐ on attached sheet:

to satisfy the judgment. The property to be sold is

A part of the South Half (S ½) of the Northeast Quarter (¼) of Section Two (2), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, lying North and West of county highway G-4-R and described as follows: Commencing at the Southwest corner of the Southeast Quarter (¼) of the Northeast Quarter (¼) of Section Two (2); thence South 89° 06' 16" West, 314.05 feet to a point on the centerline of county highway G-4-R; thence along the centerline of said highway northeasterly along a curve concave southeasterly whose radius is 1910.00 feet, whose length is 13.22 feet, and whose chord bears North 38°02'10" East, 13.22 feet to the point of beginning, thence North 51°45'55" West, 50.00 feet to a point on the Northwesterly right-of-way line of said county highway; thence North 90°00'00" West 50.00 feet; thence North 0°00'00" East 516.08 feet; thence North 90°00'00" East, 401.99 feet; thence South 0°00'00" East, 110 feet; thence South 46°36'35" East, 65.24 feet to a point being on the centerline of said county highway; thence along the centerline of said highway South 43°23'25" West, 360.78 feet; thence continuing along the centerline of said highway southwesterly along a curve concave southeasterly, whose radius is 1,910.00 feet, whose length is 171.86 feet, and whose chord bears thence South 40°48'45" West, 171.80 feet to the point of beginning and containing 3.8021 acres, more or less

Property Address: 2671 Cumming Road, Van Meter, IA 50261

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

MADISON COUNTY SHERIFF'S OFFICE

Date of Sale: March 1, 2016 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 \$53.24 per day fi Attorney
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\$159,727.08

\$185.00

pending

1/7/2016

Bridget Bailey

20 West 6th St., Ste 102

Spencer, IA 51301

712-584-2015

01/15/2016

Jason Barnes  
Madison County Sheriff

by James Ascione, Chief Deputy

## NOTICE OF SHERIFF'S LEVY &amp; SALE

STATE OF IOWA

MADISON COUNTY

ss.

Person(s) served: \_\_\_\_\_

Location of Service: \_\_\_\_\_

Date and Time of Service: \_\_\_\_\_ at \_\_\_\_\_

by \_\_\_\_\_

☒ Posted notice at three public places in above county, one of which was at the place where the last district Court was held.Date 1/18/2016

by \_\_\_\_\_

JAMES ASCIONE, CHIEF DEPUTY

☒ Debtor not in possession of real estate listed on reverse side.Date property viewed 01/18/2016

by \_\_\_\_\_

CLAYTON ALLEN, DEPUTY

☒ Published in WINTERSET MADISONIAN

Encumbrance Book Entry: Date \_\_\_\_\_ Docket \_\_\_\_\_ Page \_\_\_\_\_

by \_\_\_\_\_

JAMES ASCIONE, CHIEF DEPUTY

☐ Served Defendant(s) Copy of "Notice of Exempt Property" and "Request for Hearing on Whether Property is Exempt"

## FEES:

Processing	\$30.00
Copies	\$9.25
Posting	\$15.00
Mileage	\$9.70
Publication	\$66.09
Sale	\$50.00
Deed	\$30.00
TOTAL	\$210.04

PAID

MAR 18 2016

BY

planning atty  
JB