

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

STATE OF IOWA
CLAY COUNTY

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Iowa District Court Clay County

Case #: **EQCV029598**

Civil #: **17-000194**

U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST

VS
CHERYL DENNIS A/K/A CHERYL MCGUIRE; DARREN S DENNIS; PARTIES IN POSSESSION; UNKNOWN SPOUSE, IF ANY, OF CHERYL MCGUIRE; UNKNOWN SPOUSE, IF ANY, OF DARREN DENNIS; AAA COLLECTIONS, INC.

- 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 SEVEN (7) AND LOT EIGHT (8), BLOCK SEVENTEEN (17), COLLEGE ADDITION TO THE CITY OF SPENCER, CLAY COUNTY, IOWA

Property Address: **639 4TH AV E, SPENCER, IA 51301**

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

Sale Date Sale Time Place of Sale

05/10/2017 10:00 CLAY COUNTY SHERIFF'S OFFICE, 3115 W 4TH ST, SPENCER, IA 51301

- 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 \$ 54,033.54	Costs \$ 17,027.29	Accruing Costs PLUS	Interest \$ 14,390.33	Sheriff's Fees Pending	Attorney EMILY BARTEKOSKE 1401 50TH ST, STE 100 WEST DES MOINES. IA 50266 (515)223-7325
Date 02/20/2017	CHRISTOPHER L. RAVELING CLAY COUNTY SHERIFF				