

Notice of Sheriff's Levy and Sale

IN THE IOWA DISTRICT COURT IN AND FOR BUTLER COUNTY

STATE OF IOWA
BUTLER COUNTY

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Iowa District Court Butler County

Case #: EQCV022115

Civil #: 25-000092

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE OF CIM
TRUST 2023-NRI

VS
CHARLES W. TRIPP;
COLETTA E. TRIPP;
COMMUNITY WHOLESale;
DAN PETERSON;
TERESA PETERSON;
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 LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP NINETY-THREE (93) NORTH RANGE EIGHTEEN (18) WEST OF THE 5TH P.M. DESCRIBED AS BEGINNING AT THE NORTH QUARTER (N 1/4) CORNER OF SAID SECTION 35, THENCE DUE EAST 258.11 FEET THENCE DUE SOUTH 234.55 FEET TO A PIPE THENCE DUE WEST 256.25 FEET TO A PIPE IN THE WEST LINE OF THE NE 1/4 OF SAID SECTION 35, THENCE NORTH 0° 27' WEST 234.56 FEET TO THE POINT OF BEGINNING SUBJECT TO THE EASEMENT CONTAINED IN THE CONVEYANCE RECORDED AT BOOK 147, PAGE 337 OF BUTLER COUNTY AND ALL OTHER EASEMENTS OF RECORD
LESS AND EXCEPT

A PARCEL OF REAL ESTATE LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP NINETY-THREE (93) NORTH, RANGE EIGHTEEN (18) WEST OF THE 5TH P.M., BUTLER COUNTY, IOWA DESCRIBED AS BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 35, THENCE DUE EAST 258.11 FEET TO THE POINT OF BEGINNING, THENCE DUE SOUTH 234.55 FEET TO A PIPE, THENCE DUE WEST 12 FEET, THENCE DUE NORTH 234.55 FEET, THENCE DUE EAST 12 FEET TO THE POINT OF BEGINNING. THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35 IS ASSUMED TO BEAR DUE EAST AND WEST.

JUDGMENT IN REM

Property Address: 14546-150TH ST., BRISTOW, IA 50611

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

Sale Date Sale Time Place of Sale


05/22/2025 10:00 BUTLER COUNTY SHERIFF'S OFFICE, 428 6TH ST, ALLISON, IA 50602

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
\$ 88,832.53	\$ 17,127.06	PLUS	\$ 1,753.19	Pending	
Date	JASON S. JOHNSON				925 EAST 4TH STREET WATERLOO, IA 50703
04/03/2025	BUTLER COUNTY SHERIFF				
 JASON S. JOHNSON					