

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

STATE OF IOWA  
MARION COUNTY

}

Iowa District Court Marion County

Case #: **EQCV098603**

Civil #: **24-001141**

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL  
CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP  
MORTGAGE LOAN TRUST 2023-A  
VS

MICHELE L. BINGHAM A/K/A MICHELLE BINGHAM; STATE OF IOWA,  
DEPARTMENT OF REVENUE; UNKNOWN SPOUSE, IF ANY, OF MICHELE  
L. BINGHAM;; PARTIES IN POSSESSION; IN REM

- 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

SURFACE ONLY OF LOT 52 OF NORTH PERSHING AS SHOWN UPON MARION COUNTY, IOWA, AUDITOR'S  
PLAT

Property Address: **1773 C AVE, KNOXVILLE, IA 50138**

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

Sale Date    Sale Time    Place of Sale

**02/25/2025    11:00    MARION CO LAW ENFORCEMENT CENTER, 211 N GODFREY LANE, KNOXVILLE, IA 50138**

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
\$74,924.45	\$9,153.28	PLUS	\$4,426.19	Pending	EMILY BARTEKOSKE
Date					4601 WESTOWN PKWY STE 250
01/16/2025	MARION COUNTY SHERIFF	_____			WEST DES MOINES, IA 50266
					(515)223-7325