

STATE OF IOWA
MARSHALL COUNTY

NOTICE OF SHERIFF'S LEVY AND SALE

Iowa District Court
COURT CASE #EQC1216402641
MARSHALL COUNTY

PLAINTIFF
IDAHO HOUSING AND FINANCE ASSOCIATION

VS

DEFENDANT (Judgment Debtor)
JULIA JEAN WELKER, UNITED STATES OF AMERICA ACTING
THROUGH RURAL HOUSING SERVICE, UNKNOWN SPOUSE IF

- ☒ 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 to satisfy this judgment. The property to be sold is described below:

LOT 7, BLOCK 2, MANWARING'S ADDITION TO THE TOWN OF STATE CENTER, MARSHALL COUNTY, IOWA
AND THE SOUTH HALF OF SUCH ALLEY LYING IMMEDIATELY TO THE NORTH OF LOT 7, BLOCK 2,
MANWARING'S ADDITION TO THE TOWN OF STATE CENTER, MARSHALL COUNTY, IOWA

BUYER BEWARE

211 3RD ST NW, STATE CENTER, IA 50247

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

Date of Sale 08/12/25	Time of Sale 10:00	Place of Sale Marshall Co. Sheriff's Office, 2369 Jessup Ave, Marshalltown, IA		
<input checked="" type="checkbox"/> Homestead: Defendant is advised that if the described real estate includes the homestead (which must not exceed ½ 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.				
<input checked="" type="checkbox"/> Redemption: After sale of real estate, defendant may redeem the property with 12 month period for United States of America, Acting through the Rural Housing Service				
<input type="checkbox"/> This sale not subject to redemption.				
<input checked="" type="checkbox"/> 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 \$70295.72	Costs \$6181.42	Accruing Costs \$2450.00	Interest 11/01/23 to 08/12/25 at 3.6250% \$4544.91	Attorney SOUTH LAW PC
Date 6/26/25	Sheriff Joel Phillips Marshall County, Iowa		Deputy	