

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

STATE OF IOWA  
LOUISA COUNTY

}

Iowa District Court Louisa County

Case #: **EQEQ003338**

Civil #: **23-000091**

US BANK NATIONAL ASSOCIATION

VS

JUSTIN R FOSTER AND SOFIA M THORNBURG A/K/A SOPHIA M  
THORNBURG, HUSBAND AND WIFE; AQUA FINANCE, INC; GREAT RIVER  
HOUSING, INC; MIDLAND CREDIT MANAGEMENT, INC; GREEN STATE CREDIT  
UNION, F/K/A UNIVERSITY OF IOWA COMMUNITY CREDIT UNION; 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 TRACT OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 73 NORTH, RANGE 3 WEST OF THE 5TH P.M., CONTAINING 0.60 ACRES, MORE OR LESS. FOR THE PURPOSE OF THIS DESCRIPTION, THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2, IS ASSUMED TO RUN DUE EAST AND WEST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A STONE WHICH MARKS THE CENTER OF SECTION 2, TOWNSHIP 73 NORTH, RANGE 3 WEST OF THE 5TH P.M.; THENCE DUE EAST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 2, A DISTANCE OF 1072.95 FEET TO A POINT; THENCE SOUTH 8° 11'40" EAST A DISTANCE OF 1107.60 FEET TO AN IRON PIN, WHICH IS THE TRUE POINT OF BEGINNING; THENCE SOUTH 4°08'40" EAST A DISTANCE OF 234.50 FEET TO AN IRON PIN; THENCE NORTH 88°30'20" WEST A DISTANCE OF 123.75 FEET TO AN IRON PIN; THENCE NORTH 1°04'20" EAST A DISTANCE OF 230.90 FEET TO AN IRON PIN; THENCE SOUTH 89°51'40" EAST A DISTANCE OF 102.36 FEET TO THE POINT OF BEGINNING.

Property Address: **6273 123RD AVE, WAPELLO, IOWA 52653**

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

Sale Date    Sale Time    Place of Sale

~~05/09/2023~~    09:00    LOUISA COUNTY SHERIFF'S OFFICE LOBBY, 12635 CO ROAD G56 - STE 102, WAPELLO, IA 52653  
*Postponed to 06/06/23*

- ☐ 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 \$ 64,424.95	Costs \$ 7,664.55	Accruing Costs PLUS	Interest \$ 7,870.54	Sheriff's Fees Pending	Attorney DONALD J PAVELKA JR 421 WEST BROADWAY, SUITE COUNCIL BLUFFS, IA 51503 (712)256-5566
Date 02/22/2023	BRAD TURNER LOUISA COUNTY SHERIFF	<i>Tracy Holladay</i> Tracy Holladay			