

STATE OF IOWA
MARSHALL COUNTY

NOTICE OF SHERIFF'S LEVY AND SALE

Iowa District Court
COURT CASE #EQC1190502641
MARSHALL COUNTY

PLAINTIFF
IOWA BANKERS MORTGAGE CORPORATION

VS

DEFENDANT (Judgment Debtor)
ZACHARY J UMBROUGH, STATE OF IOWA, 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 to satisfy this judgment. The property to be sold is described below:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 24, BABCOCK & THOMPSON'S ADDITION TO THE TOWN OF STATE CENTRE, MARSHALL COUNTY, IOWA, THENCE NORTHWESTERLY ALONG THE WEST LINE OF SAID LOT 32 FEET, THENCE NORTHEASTERLY TO POINT ON THE EAST LINE OF SAID LOT 32 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT, THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT TO SOUTHEAST CORNER OF SAID LOT, THENCE SOUTHWESTERLY TO POINT OF BEGINNING

AND

BEGINNING AT THE NORTHEAST CORNER OF LOT 3, BLOCK 24, BABCOCK & THOMPSON'S ADDITION TO THE TOWN OF STATE CENTRE, MARSHALL COUNTY, IOWA, THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID LOT 3 TO THE NORTHWEST CORNER OF LOT 3, THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID LOT 3 A DISTANCE OF 30 FEET, THENCE NORTHEASTERLY TO A POINT ON THE EAST LINE OF SAID LOT 3, 30 FEET SOUTH OF POINT OF BEGINNING, THENCE NORTHERLY TO POINT OF BEGINNING

AND

BEGINNING AT A POINT APPROXIMATELY 30 FEET SOUTH OF THE SOUTHEAST CORNER OF LOT 2 OF BLOCK 24 OF BABCOCK AND THOMPSON'S ADDITION TO THE TOWN OF STATE CENTRE, MARSHALL COUNTY, IOWA, SAID POINT BEING THE SOUTHEAST CORNER OF VENDOR'S LOT, THENCE NORTH ON THE WEST LINE OF SAID ALLEY A DISTANCE OF APPROXIMATELY 62 FEET TO THE NORTHEAST CORNER OF VENDOR'S LOT OR PROPERTY, THENCE EAST 25 FEET TO A POINT 8 FEET WEST OF THE CENTER LINE OF SAID ALLEY, THENCE SOUTH PARALLEL TO THE CENTER OF SAID ALLEY A DISTANCE OF APPROXIMATELY 62 FEET, THENCE WEST 25 FEET TO POINT OF BEGINNING

409 3RD AVE SW, STATE CENTER, IA 50247

BUYER BEWARE

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

Date of Sale	Time of Sale	Place of Sale
03/19/24	10:00	Marshall Co. Sheriff's Office, 2369 Jessup Ave, Marshalltown, IA

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 sale of real estate, defendant may redeem the property with

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 08/12/23 to	Attorney
\$46956.21	\$3034.70	\$2700.00	03/19/24 at 4.0000%	DENTONS DAVIS BROWN PC

Date	Sheriff Joel Phillips	Deputy
2/2/24	Marshall County, Iowa	