

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

STATE OF IOWA  
JASPER COUNTY

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Iowa District Court Jasper County

Case #: **EQCV123406**

Civil #: **24-000262**

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER  
TRUSTEE FOR VRMTG ASSET TRUST

VS  
UNKNOWN HEIRS, DEVISEES, CREDITORS, AND OTHER CLAIMANTS WITH AN INTEREST IN THE  
PROPERTY OF DIXIE COWDEN, DECEASED; KIMMI ARMSTRONG; BEN RUSSELL; RANDA WALKER;  
UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT; STATE OF  
IOWA, DEPARTMENT OF REVENUE; UNKNOWN SPOUSE, IF ANY, OF DIXIE COWDEN; UNKNOWN  
SPOUSE, IF ANY, OF BEN RUSSELL; UNKNOWN SPOUSE, IF ANY, OF KIMMI ARMSTRONG; UNKNOWN  
SPOUSE, IF ANY, OF RANDA WALKER; PARTIES IN POSSESSION, ET AL; 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

LOT FIFTY AND THE NORTH NINE FEET OF LOT FORTY-NINE IN FRANKLIN PARK ADDITION PLAT FOUR IN THE CITY OF NEWTON, JASPER COUNTY, IOWA, AS SHOWN IN PLAT BOOK "F", AT PAGE 138 (NOW SHOWN IN PLAT CABINET A, AT PAGE 83) IN THE OFFICE OF THE RECORDER OF SAID COUNTY

Property Address: **612 E 17TH ST N, NEWTON, IOWA 50208**

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

Sale Date	Sale Time	Place of Sale
<b>05/07/2024</b>	<b>11:00</b>	<b>JASPER COUNTY SHERIFF'S OFFICE, 2300 LAW CENTER DRIVE, NEWTON, IA 50208</b>

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 EMILY BARTEKOSKE 4601 WESTOWN PKWY, STE 250 WEST DES MOINES, IA 50266 (515)223-7325
\$225,232.43	\$3,205.00	PLUS	\$154,580.68	Pending	
Date	JOHN R. HALFERTY				
03/06/2024	JASPER COUNTY SHERIFF				