

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

STATE OF IOWA  
 BUTLER COUNTY

}

Iowa District Court Butler County

Case #: EQCV022103

Civil #: 24-000348

IDAHO HOUSING AND FINANCE ASSOCIATION  
 VS  
 BENJAMIN J. FRANKEN;  
 MIDWESTONE BANK;  
 UNKNOWN SPOUSE, IF ANY, OF BENJAMIN J. FRANKEN;  
 CITY OF PARKERSBURG, IOWA;  
 PARTIES IN POSSESSION;  
 AGVANTAGE FS, A DIVISION OF GROWMARK, INC.

- 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 COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-THREE (23), THENCE EAST 720 FEET, THENCE NORTH 270 FEET TO THE POINT OF BEGINNING, THENCE NORTH 400 FEET, THENCE EAST 335 FEET, THENCE SOUTH 400 FEET, THENCE WEST 335 FEET TO POINT OF BEGINNING, ALL IN THE WEST ONE-HALF OF THE NORTHWEST QUARTER (W1/2 NW1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP NINETY (90) NORTH, RANGE SEVENTEEN (17) WEST OF THE 5TH P.M.

JUDGMENT IN REM

Property Address: **31446 KEYSTONE AVE., PARKERSBURG, IA 50665**

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

Sale Date    Sale Time    Place of Sale

**12/12/2024    10:00    BUTLER COUNTY SHERIFF'S OFFICE, 428 6TH ST, ALLISON, IA 50602**

- 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
\$ 94,957.30	\$ 6,294.89	PLUS	\$3,355.37	Pending	EMILY BARTEKOSKE
Date	JASON S. JOHNSON			4601 WESTOWN PKWY, STE	
10/24/2024	BUTLER COUNTY SHERIFF			WEST DES MOINES, IA 50266	
				<i>Jason S. Johnson</i>	
				JASON S. JOHNSON	