

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

STATE OF IOWA  
JACKSON COUNTY

}

Iowa District Court Jackson County

Case #: EQCV029216

Civil #: 25-000270

IH MISSISSIPPI VALLEY CREDIT UNION  
VS  
ESTATE OF RITA R LEDFORD DECEASED ET AL

- 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

ALL THE RIGHT, TITLE AND INTEREST TO:

LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 84 NORTH, RANGE 1 EAST OF THE 5TH PRINCIPAL MERIDIAN, JACKSON COUNTY, IOWA, DESCRIBED AS FOLLOWS; COMMENCING AT THE EAST QUARTER CORNER OF SECTION 24, THENCE SOUTH ALONG THE MONMOUTH-SOUTHFORK TOWNSHIP LINE 695 FEET TO THE CENTERLINE OF IOWA HIGHWAY #64, THENCE NORTH 73° 25' WEST, 2546.6 FEET ALONG SAID CENTERLINE OF HIGHWAY #64, THENCE NORTH 16° 35' EAST, 33.9 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY #64, TO THE POINT OF BEGINNING, THENCE NORTH 69° 50' WEST, 150 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF IOWA HIGHWAY #64, THENCE NORTH 9° 21' EAST 190 FEET, THENCE SOUTH 74° 06' EAST, 164 FEET, THENCE SOUTH 13° 49' WEST, 200 FEET TO THE POINT OF BEGINNING  
(PARCEL #261624200003000)

Property Address: **9254 HWY 64 MAQUOKETA, IOWA 52060**

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

Sale Date    Sale Time    Place of Sale

**07/22/2025    10:00    NORTH DOOR OF THE JACKSON COUNTY COURTHOUSE, 201 W PLATT ST, MAQUOKETA, 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 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 R CRAIG OPPEL 115 E. 2ND STREET MUSCATINE, IA 52761 (563)263-1960
\$ 160,994.83	\$ 12,503.26	PLUS	\$ 14,291.78	Pending	
Date	BRENT J KILBURG				
05/20/2025	JACKSON COUNTY SHERIFF				

