

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

STATE OF IOWA
DES MOINES COUNTY

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Iowa District Court Des Moines County

Case #: EQEQ015812

Civil #: 26-000197

FARMERS & MERCHANTS BANK & TRUST

VS

TYLER J D WELCHER, UNKNOWN SPOUSE OF TYLER J D WELCHER, PERSON IN
POSSESSION, MADELEINE FARRINGTON WELCHER, AND SERVICE FINANCE COMPANY
IN REM

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)

Special Execution

General Execution

Other

Real Estate

Personal Property

Described Below

On attached sheet:

To satisfy the judgment. The Property to be sold is

ALL OF LOT NUMBER 55 AND THE SOUTH 1/2 OF LOT NUMBER 56, IN BODEMAN, THUL & GNAHN'S ADDITION TO THE CITY OF BURLINGTON, DES MOINES COUNTY, IOWA

Property Address: **1527 THUL ST, BURLINGTON, IOWA 52601**

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

Sale Date Sale Time Place of Sale

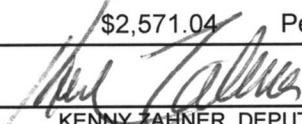
03/10/2026 10:00 DES MOINES COUNTY SHERIFF'S OFFICE, 512 N MAIN ST, BURLINGTON, IA 52601

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 \$ 64,455.68	Costs \$ 4,051.41	Accruing Costs PLUS	Interest \$2,571.04	Sheriff's Fees Pending	Attorney WILLIAM R JAHN JR 321 N 3 ST BURLINGTON, IA 52601 (319)754-6587
Date 01/23/2026	KEVIN GLENDENING			 KENNY ZAHNER, DEPUTY	