

STATE OF IOWA  
MARSHALL COUNTY

### NOTICE OF SHERIFF'S LEVY AND SALE

Iowa District Court  
COURT CASE  
#EQCI01233502641  
MARSHALL COUNTY

PLAINTIFF  
A J S OF DES MOINES INC, D/B/A SERVICEMASTER BY RICE

VS

DEFENDANT (Judgment Debtor)  
CD MARSHALLTOWN LLC, FINDING SERENTY LLC

- 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:

LOT 1 EXCEPT THE SOUTH 60', AND LOT 2 EXCEPT THE SOUTH 60' OF THE EAST 1/2 OF SAID LOT 2, AND ALL OF LOT 3, ALL IN BLOCK 2, ANDREWS' ADDITION TO THE TOWN OF MARSHALL, MARSHALL COUNTY, IOWA; ALSO DESCRIBED AS LOT 2 EXCEPT THE SOUTH 60' OF THE EAST 1/2 OF SAID LOT 2, THE NORTH 120' OF LOT 1, AND LOT 3, ALL IN BLOCK 2, ANDREWS' ADDITION TO THE TOWN OF MARSHALL, MARSHALL COUNTY, IOWA

413 E MAIN ST, MARSHALLTOWN, IA 50158

**BUYER BEWARE**

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

Date of Sale 06/09/26	Time of Sale 10:00	Place of Sale 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 **180 DAYS**

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 \$1881843.94	Costs \$636.94	Accruing Costs \$7312.00	Interest 02/10/25 to 06/09/26 at 18.0000% \$450095.82	Attorney BRADLEY & RILEY PC
Date 4/22/26	Sheriff Joel Phillips Marshall County, Iowa		Deputy	