

STATE OF IOWA
MARSHALL COUNTY

NOTICE OF SHERIFF'S LEVY AND SALE

Iowa District Court
COURT CASE #EQCI1233502641
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, PARTIES IN
POSSESSION

- ☒ 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:

ALL OF BLOCK 1 IN ANDREWS' ADDITION TO THE TOWN OF MARSHALL, MARSHALL COUNTY, IOWA, INCLUDING THE PLATTED ALLEYS, NORTH AND SOUTH AND EAST AND WEST AS ORIGINALLY PLATTED IN BLOCK 1 IN SAID ANDREWS' ADDITION TO THE TOWN OF MARSHALL, MARSHALL COUNTY, IOWA
AND

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK 1 IN ANDREWS' ADDITION TO THE TOWN OF MARSHALL, MARSHALL COUNTY, IOWA, THENCE SOUTH 376.50 FEET ALONG THE EAST LINE OF LOTS 1 AND 12 IN SAID BLOCK 1, THENCE EAST ALONG THE SOUTH LINE OF LOT 12 IN SAID BLOCK 1 EXTENDED 60 FEET TO THE SOUTHWEST CORNER OF LOT 7 IN BLOCK 2 IN SAID ADDITION, THENCE NORTH 376.50 FEET ALONG THE WEST LINE OF LOT 7 AND 6 OF SAID BLOCK 2, THENCE WEST ALONG THE NORTH LINE OF SAID LOT 6 IN SAID BLOCK 2 EXTENDED 60 FEET TO THE POINT OF BEGINNING
AND

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 IN BLOCK 2 IN ANDREWS' ADDITION TO THE TOWN OF MARSHALL, MARSHALL COUNTY, IOWA
AND

ALL OF VACATED NORTH-SOUTH ALLEY LYING BETWEEN LOTS 9 & 10, AND THE WEST 180 FEET OF THE VACATED EAST-WEST ALLEY IN BLOCK 2, ANDREWS' ADDITION TO THE TOWN OF MARSHALL, MARSHALL COUNTY, IOWA

405 E MAIN ST, MARSHALLTOWN, IA 50158
412 E CHURCH ST, MARSHALLTOWN, IA
407 E MAIN ST, MARSHALLTOWN, IA
413 E MAIN ST, MARSHALLTOWN, IA

BUYER BEWARE

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

Date of Sale	Time of Sale	Place of Sale
10/07/25	10:00	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 ½ 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	Costs	Accruing Costs	Interest 02/10/25 to 10/07/25 at 18.0000%	Attorney
\$1392799.58	\$636.94	\$7312.00	\$164846.42	BRADLEY & RILEY PC
Date 8/26/25	Sheriff Joel Phillips Marshall County, Iowa		Deputy	