

STATE OF IOWA  
MARSHALL COUNTY

## NOTICE OF SHERIFF'S LEVY AND SALE

Iowa District Court  
COURT CASE #EQCI012622  
MARSHALL COUNTY

PLAINTIFF  
ALERUS FINANCIAL NA

VS

DEFENDANT (Judgment Debtor)  
JAMES CURTIS SEWELL, ALL 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:

THE SOUTH 153 FEET OF LOT 4 OF LOT 1 OF LOT 1 OF THE SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 84 NORTH, RANGE 18 WEST OF THE 5TH P.M., MARSHALL COUNTY, IOWA

1701 SUMMIT 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 10/07/25	Time of Sale 10:00	Place of Sale Marshall Co. Sheriff's Office, 2369 Jessup Ave, Marshalltown, IA
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☒ 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

☒ 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 \$31352.06	Costs \$16800.65	Accruing Costs \$3200.00	Interest 07/01/25 to 10/07/25 at 2.8750% \$244.48	Attorney PETOSA, PETOSA, PETOSA & NERVIG
Date 8/27/25	Sheriff Joel Phillips Marshall County, Iowa		Deputy	