

STATE OF IOWA

MARSHALL COUNTY

**NOTICE OF SHERIFF'S LEVY
AND SALE**Iowa District Court
COURT CASE #EQCI1302802641
MARSHALL COUNTY

PLAINTIFF

COMMUNITY 1ST CREDIT UNION

VS

DEFENDANT (Judgment Debtor)

CHARLEEN NICOLE BRECKENRIDGE, PARTIES IN
POSSESSION, STATE OF IOWA

- ☒ 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 NORTH 90 FEET OF LOT 2 OF LOT 1 OF LOT 1 OF LOT 3 OF THE NORTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 82 NORTH, RANGE 18 WEST OF THE 5TH P.M.,
MARSHALL COUNTY, IOWA

303 BUHROW ST, LAUREL, IA 50141

BUYER BEWARE

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

Date of Sale 09/01/26	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 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 \$87960.00	Costs \$5584.29	Accruing Costs \$2076.50	Interest 02/23/26 to 09/01/26 at 4.0000% \$1841.14	Attorney BRADLEY & RILEY PC
Date 7/14/26	Sheriff Joel Phillips Marshall County, Iowa		Deputy	