

STATE OF IOWA
MARSHALL COUNTY

NOTICE OF SHERIFF'S LEVY AND SALE

Iowa District Court
COURT CASE #EQCI012619
MARSHALL COUNTY

PLAINTIFF
NATIONSTAR MORTGAGE LLC

- Special Execution
 General Execution
 Other

VS

DEFENDANT (Judgment Debtor)
ALL OF THE UNKNOWN CLAIMANTS, INCLUDING HEIRS,
SPOUSES, ASSIGNEES, GRANTEEES, BENEFICIARIES OF PHYLLIS M SIMPSON, DECEASED

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 TEN IN BLOCK ONE IN SHIRK'S SECOND ADDITION TO MARSHALL, MARSHALL COUNTY, IOWA

905 W NEVADA 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 02/17/26	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 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

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 \$31483.55	Costs \$6273.65	Accruing Costs \$3200.00	Interest 08/12/25 to 02/17/26 at 4.3750% \$717.01	Attorney PETOSA, PETOSA, PETOSA
Date 12/30/25	Sheriff Joel Phillips Marshall County, Iowa		Deputy	