

STATE OF IOWA
MARSHALL COUNTY

NOTICE OF SHERIFF'S LEVY AND SALE

Iowa District Court
COURT CASE #EQCI1173902641
MARSHALL COUNTY

PLAINTIFF
ALLIED FIRST BANK, SB DBA SERVBANK

VS

DEFENDANT (Judgment Debtor)
CRAIG ALLEN BRESNAHAN, JOLENE MARIE SAGER, 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:

PARCEL "A" IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 82 NORTH, RANGE 19 WEST OF THE 5TH P.M., MARSHALL COUNTY, IOWA, AS SHOWN IN PLAT OF SURVEY RECORDED IN MICRO-FILE NO. 9500412 OF THE RECORDS OF THE RECORDER'S OFFICE, MARSHALL COUNTY, IOWA

3316 JESSUP AVE, MELBOURNE, IA 50162

BUYER BEWARE

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

Date of Sale 12/12/23	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 \$126188.62	Costs \$33138.97	Accruing Costs \$2450.00	Interest 07/26/23 to 12/12/23 at 5.1250% \$2480.56	Attorney PETOSA LAW LLP
Date 11/1/23	Sheriff Joel Phillips Marshall County, Iowa		Deputy	