

STATE OF IOWA  
MARSHALL COUNTY

## NOTICE OF SHERIFF'S LEVY AND SALE

Iowa District Court  
COURT CASE #EQCI1148002641  
MARSHALL COUNTY

PLAINTIFF  
BANK OF AMERICA NA

VS

DEFENDANT (Judgment Debtor)  
JULIE A FELDMAN, KELLY M SMITH, JOHN PAUL HULIN,  
SPOUSE OF JULIE A FELDMAN, IF ANY, STATE OF IOWA, 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:

LOTS 6 AND 7, BLOCK 9, TOWN OF GREEN MOUNTAIN, MARSHALL COUNTY, IOWA, EXCEPT THE NORTH 71 FEET OF SAID LOTS 6 AND 7, AND PARCEL "A" OF LOT B OF THE FORMER STATION GROUNDS ALTERNATELY DESCRIBED AS "BEGINNING ON A POINT ON THE CENTERLINE OF MAIN STREET AT ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE VACATED RAILROAD PROPERTY; THENCE N 41 DEGREES 37' E TO THE CENTERLINE OF THE VACATED ALLEY IN BLOCK NINE 295.55 FEET; THENCE EAST 134.53 FEET; THENCE S 41 DEGREES 37' W 110.33 FEET; THENCE S 38 DEGREES 14' W 295.55 FEET; THENCE WEST 148.88 FEET TO THE POINT OF BEGINNING. ALL LYING IN AND BEING A PART OF THE PLAT OF GREEN MOUNTAIN IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 84 NORTH, RANGE 17 WEST OF THE 5TH P.M., MARSHALL COUNTY, IOWA

501 GREEN MOUNTAIN RD, GREEN MOUNTAIN, IA 50632

**BUYER BEWARE**

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

Date of Sale 02/28/23	Time of Sale 10:00	Place of Sale Marshall Co. Sheriff's Office, 2369 Jessup Ave, Marshalltown, IA		
<input checked="" type="checkbox"/> 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.				
<input type="checkbox"/> Redemption: After sale of real estate, defendant may redeem the property with				
<input checked="" type="checkbox"/> This sale not subject to redemption.				
<input checked="" type="checkbox"/> 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 \$27260.29	Costs \$6237.84	Accruing Costs \$2600.00	Interest 08/31/22 to 02/28/23 at 5.6250% \$764.60	Attorney PETOSA, PETOSA, PETOSA & NERVIG
Date 1/12/23	Sheriff Joel Phillips Marshall County, Iowa		Deputy	