

STATE OF IOWA
MARSHALL COUNTY

NOTICE OF SHERIFF'S LEVY AND SALE

Iowa District Court
COURT CASE #EQCI1166202641
MARSHALL COUNTY

PLAINTIFF
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW
YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE

VS

DEFENDANT (Judgment Debtor)
ROGER TRENT TAYLOR, SUZANA E TAYLOR, PORTFOLIO
RECOVERY ASSOC LLC, 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:

LOT TWO IN ROOK'S SUBDIVISION IN MARSHALLTOWN, MARSHALL COUNTY, IOWA, SUBJECT TO RIGHT OF WAY PERMIT RECORDED IN BOOK 464, PAGE 588, RECORDS OF THE RECORDER'S OFFICE OF MARSHALL COUNTY, IOWA

BUYER BEWARE

308 S 12TH ST, MARSHALLTOWN, IA 50158

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

Date of Sale 05/16/23	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 \$73470.54	Costs \$20338.79	Accruing Costs \$2700.00	Interest 03/13/23 to 05/16/23 at 9.2500% \$1210.25	Attorney PETOSA, PETOSA, PETOSA & NERVIG
Date 3/30/23	Sheriff Joel Phillips Marshall County, Iowa		Deputy	