

STATE OF IOWA

NOTICE OF SHERIFF'S LEVY AND SALE

Iowa District Court
COURT CASE #EQC11189702641
MARSHALL COUNTY

MARSHALL COUNTY

PLAINTIFF
GUILD MORTGAGE COMPANY LLC

VS

DEFENDANT (Judgment Debtor)
ALAN COPPOCK, LISA M COPPOCK, UNITED STATES OF AMERICA, THE SECRETARY OF HOUSING AND URBAN

- 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 WEST 10 FEET OF LOT ONE AND LOTS TWO, THREE AND FOUR, AND THE EAST 22 FEET OF LOT FIVE, BLOCK THREE BEAL'S ADDITION TO THE TOWN OF LAUREL, MARSHALL COUNTY, IOWA; AND THE SOUTH HALF OF THE VACATED ALLEY ADJACENT TO AND ABUTTING THE WEST 10 FEET OF LOT ONE, ALL OF LOTS TWO, THREE, AND FOUR AND LOT FIVE, EXCEPT THE WEST THREE FEET THEREOF, BLOCK THREE, BEAL'S ADDITION TO THE TOWN OF LAUREL, MARSHALL COUNTY, IOWA, SUBJECT TO EASEMENT AS SET OUT IN QUIT CLAIM DEED RECORDED IN BOOK A-33, PAGE 816, OF THE RECORDS OF THE RECORDER'S OFFICE, MARSHALL COUNTY, IOWA

101 PARK 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 06/25/24	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 \$62999.47	Costs \$5513.53	Accruing Costs \$2700.00	Interest 10/31/23 to 06/25/24 at 3.8750% \$1598.50	Attorney PETOSA LAW LLP
Date 5/14/24	Sheriff Joel Phillips Marshall County, Iowa		Deputy	