

STATE OF IOWA  
MARSHALL COUNTY

## NOTICE OF SHERIFF'S LEVY AND SALE

Iowa District Court  
COURT CASE #EQCI1216602641  
MARSHALL COUNTY

PLAINTIFF  
NATIONSTAR MORTGAGE LLC

VS

DEFENDANT (Judgment Debtor)  
SCHMIDT, JOSEPH P, EXECUTOR OF THE ESTATE OF REGINA  
NELSON, DECEASED, THE BANK OF NEW YORK MELLON, CITY

- 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 1 AND 2, BLOCK 1, LAMAR'S ADDITION TO THE TOWN OF MELBOURNE, MARSHALL COUNTY, IOWA

310 3RD ST, MELBOURNE, IA 50162

**BUYER BEWARE**

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

Date of Sale 10/22/24	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 \$46177.63	Costs \$9481.51	Accruing Costs \$2700.00	Interest 03/14/24 to 10/22/24 at 6.1250% \$1728.02	Attorney PETOSA LAW LLP
Date 9/5/24	Sheriff Joel Phillips Marshall County, Iowa		Deputy	