

STATE OF IOWA  
MARSHALL COUNTY

## NOTICE OF SHERIFF'S LEVY AND SALE

Iowa District Court  
COURT CASE #EQC1240602641  
MARSHALL COUNTY

PLAINTIFF  
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

VS

DEFENDANT (Judgment Debtor)  
KAREN ANNE MADISON, KENNETH DALE MADISON, JR, THE  
SECRETARY OF HOUSING AND URBAN DEVELOPMENT, JANET

- 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 2 OF LOT 4 OF LOT 10 OF THE SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 84 NORTH, RANGE 17 WEST OF THE 5TH P.M., MARSHALL COUNTY, IOWA

**BUYER BEWARE**

3125 200TH ST, MARSHALLTOWN, IA 50158

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

Date of Sale 04/15/25	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 \$167874.06	Costs \$10594.49	Accruing Costs \$2700.00
Date 2/27/25	Sheriff Joel Phillips Marshall County, Iowa	Interest 11/29/24 to 04/15/25 at 6.5000% \$4125.56
		Attorney DENTONS DAVIS BROWN PC
		Deputy