

STATE OF IOWA

MARSHALL COUNTY

# NOTICE OF SHERIFF'S LEVY AND SALE

Iowa District Court  
COURT CASE #EQC11207202641  
MARSHALL COUNTY

**PLAINTIFF**

NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING FKA  
SPECIALIZED LOAN SERVICING LLC

VS

**DEFENDANT (Judgment Debtor)**

MARSHALL PAUL FLEMING, JENNIFER MICHELE FLEMING,  
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:

THE NORTH 60 FEET OF LOTS 11 AND 12, BLOCK 1, SHIRK'S THIRD ADDITION TO THE TOWN OF MARSHALL, MARSHALL COUNTY, IOWA

307 S 10TH ST, MARSHALLTOWN, IA 50158

**BUYER BEWARE**

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

Date of Sale 09/17/24	Time of Sale 10:00	Place of Sale Marshall Co. Sheriff's Office, 2369 Jessup Ave, Marshalltown, IA
--------------------------	-----------------------	---

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 \$70873.82	Costs \$8459.39	Accruing Costs \$2675.00	Interest 05/08/24 to 09/17/24 at 4.5000% \$1162.14	Attorney PETOSA, PETOSA, PETOSA & NERVIG
-------------------------------	--------------------	-----------------------------	--	--

Date 7/31/24	Sheriff Joel Phillips Marshall County, Iowa	Deputy
-----------------	--	--------