

STATE OF IOWA
MARSHALL COUNTY

NOTICE OF SHERIFF'S LEVY AND SALE

Iowa District Court
COURT CASE #EQC11228302641
MARSHALL COUNTY

PLAINTIFF
NEWREZ LLC

- Special Execution
 General Execution
 Other

VS

DEFENDANT (Judgment Debtor)
MICHAEL SHAWN BRIGGS, TONIA MAST, SEAN TYLER MAST,
MIDLAND FUNIDNG LLC, TD BANK USA NA, MSW CAPITAL LLC,

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 ONE-HALF OF THE WEST ONE-HALF OF LOT 2 OF LOT 1 OF THE SUB-DIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 84 NORTH, RANGE 18 WEST OF THE 5TH P.M., MARSHALL COUNTY, IOWA

603 N 1ST AVE, MARSHALLTOWN, IA 50158

BUYER BEWARE

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

Date of Sale 12/10/24	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 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 \$15951.14	Costs \$18187.98	Accruing Costs \$2675.00	Interest 08/08/24 to 12/10/24 at 7.2500% \$396.05	Attorney PETOSA LAW LLP
Date 10/24/24	Sheriff Joel Phillips Marshall County, Iowa		Deputy	