

STATE OF IOWA
MARSHALL COUNTY

NOTICE OF SHERIFF'S LEVY AND SALE

Iowa District Court
COURT CASE #EQC11220602641
MARSHALL COUNTY

PLAINTIFF
THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW
YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE

VS

DEFENDANT (Judgment Debtor)
LINDA MARIE BALLARD, UNKNOWN HEIRS, DEVISEES,
CREDITORS, OR OTHER CLAIMANTS WITH AN INTEREST IN

- 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 1/2 OF LOT 6, BLOCK 1, TOWN OF MARSHALLTOWN, MARSHALL COUNTY, IOWA

209 N 5TH 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 02/18/25	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 \$47846.72	Costs \$3098.38	Accruing Costs \$3050.00
Date 1/8/25	Sheriff Joel Phillips Marshall County, Iowa	Interest 02/25/25 to 02/25/25 at 0.0000% \$0.00
		Attorney SOUTH LAW PC
		Deputy