

STATE OF IOWA

# NOTICE OF SHERIFF'S LEVY AND SALE

MARSHALL COUNTY

Iowa District Court

COURT CASE #EQCI1182002641  
MARSHALL COUNTY

**PLAINTIFF**

UMB BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR TOCU

VS

**DEFENDANT (Judgment Debtor)**

MARIA J FERNANDEZ, JOSE FERNANDEZ, MIDLAND FUNDING LLC

- 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 SIX IN BLOCK ONE IN MARION PARK SECOND ADDITION TO MARSHALL, MARSHALL COUNTY, IOWA

209 N 14TH 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 03/19/24	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 \$56894.34	Costs \$21385.55	Accruing Costs \$2700.00	Interest 06/01/22 to 03/19/24 at 4.1250% \$4230.83	Attorney DAVIS BROWN LAW FIRM
Date 2/2/24	Sheriff Joel Phillips Marshall County, Iowa		Deputy	