

**Notice of Sheriff's Levy and Sale
IN THE IOWA DISTRICT COURT IN AND FOR O'BRIEN COUNTY**

STATE OF IOWA
O'BRIEN COUNTY

}

Iowa District Court O'Brien County

Case #: **EQCV025341**

Civil #: **22-000774**

BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST
VS

Special Execution

General Execution

Other

ALL UNKNOWN HEIRS, DEVISEES, OR CLAIMANTS WITH AN INTEREST IN PROPERTY OF DENISE A. HALL; UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT; STATE OF IOWA, DEPARTMENT OF REVENUE; UNKNOWN SPOUSE, IF ANY, OF DENISE A. HALL; PARTIES IN POSSESSION, ET AL.

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

Personal Property

Described Below

On attached sheet:

To satisfy the judgment. The Property to be sold is

LOT EIGHT (8) IN BLOCK EIGHTY-THREE (83) OF THE EIGHTH ADDITION TO THE CITY OF SHELDON, IN O'BRIEN COUNTY AND STATE OF IOWA

Property Address: **1003 7TH STREET, SHELDON, IA 51201**

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

Sale Date Sale Time Place of Sale

01/11/2023 12:15 O'BRIEN COUNTY SHERIFF'S OFFICE, 240 1ST ST NE, PRIMGHAR, IA 51245

Homestead: Defendant is advised that if the described real estate includes the homestead (which must not exceed 1/2 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 the sale of real estate, defendant may redeem the property within _____

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	Costs	Accruing Costs	Interest	Sheriff's Fees	Attorney
\$ 54,641.58	\$ 27,480.54	PLUS	\$ 25,002.74	Pending	ANDREA DYAR
Date	BRUCE DEVEREAUX	<i>Lt. Steven Vander Veen 71-5</i> Steven Vander Veen, Lieutenant		1401 50TH ST STE 100 WEST DES MOINES, IA 50266 (515)223-7325	
11/18/2022	O'BRIEN COUNTY SHERIFF				