

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

STATE OF IOWA  
MUSCATINE COUNTY

}

Iowa District Court Muscatine County

Case #: **EQCV028030**

Civil #: **26-000115**

NATIONSTAR MORTGAGE LLC,  
VS  
AUREA E. NIGAGLIONI, SPOUSE OF AUREA E. NIGAGLIONI, IF ANY,  
UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT AND MIDLAND CREDIT MANAGEMENT INC.,

- 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
- Personal Property
- Described Below
- On attached sheet:

To satisfy the judgment. The Property to be sold is

LOT 3, IN BLOCK 5, OF J AND A MILLER'S ADDITION TO WEST LIBERTY, IN MUSCATINE COUNTY, IOWA;  
COMMONLY KNOWN AS 309 E 4TH STREET, WEST LIBERTY, IOWA 52776

Property Address: **309 E 4TH ST., WEST LIBERTY, IOWA 52776**

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

Sale Date	Sale Time	Place of Sale
<b>04/14/2026</b>	<b>09:30</b>	<b>MUSCATINE COUNTY JAIL LOBBY, 400 WALNUT ST, MUSCATINE, IA 52761</b>

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 BENJAMIN HOPKINS 1350 NW 138TH ST. STE. 100 CLIVE, IA 50325 (515)222-9400
\$83,053.13	\$10,106.74	PLUS	\$2,886.95	Pending	
Date	QUINN RIESS				
02/24/2026	MUSCATINE COUNTY SHERIFF				
_____					
MELISSA HURLBUT, CIVIL DEPUTY					