Notice of Sheriff's Levy and Sale

STATE OF IOWA

GUTHRIE COUNTY } ss.

Iowa District Court
COURT CASE # EQCV082944
GUTHRIE COUNTY

NATIONSTAR MORTGAGE LLC
DBA MR. COOPER,
PLAINTIFF

VS

NORMAN NELSON, NANCY NELSON AND PARTIES IN POSSESSION,
DEFENDANT (Judgment Debtor)

☒ 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 to satisfy the judgment. The property to be sold is ☒ described below: ☐ on attached sheet:

The East Half (E1/2) of Lots Three (3) and Four (4) in Block Six (6) Anderson's First Addition to the Town of Panora, Guthrie County, Iowa

Property Address: 202 NW 3rd St, Panora, IA 50216

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

Date of Sale	Time of Sale	Place of Sale
02-28-2019	10:00 A.M.	Guthrie County Courthouse (West Foyer) Guthrie Center, IA 50115

☐ 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 applicable.

Judgment Amount	Costs	Accruing Costs Pending	Interest	Attorney
$ 92,408.36		PLUS	3.875 % from 11/30/2018	Benjamin W. Hopkins 1350 NW 138th St, Ste 100 Clive, IA 50325-8308 515-222-8308
Date	Sheriff		Deputy	
12-20-2018	J. MARTY ARGANBRIGHT GUTHRIE County, Iowa			