

# Notice of Sheriff's Levy and Sale

STATE OF IOWA

GUTHRIE

COUNTY } ss.

Iowa District Court

COURT CASE # EQCV082697

GUTHRIE

COUNTY

NATIONSTAR MORTGAGE, LLC

PLAINTIFF

Special Execution

General Execution

Other

VS  
 MARK: W. STRAHL, PAULETTE J. STRAHL, SPOUSE OF  
 RANDY RUDOLF, HEATHER RUDOLF, SPOUSE OF HEATHER  
 RUDOLF, AND PARTIES IN POSSESSION

AND

All Unknown claimants, and all Persons Unknown Claiming any Right, Title or Interest in and to the following described real estate situated in Guthrie County, Iowa, to wit:

Lot 369 of Happy Acres Development No. 2-D as platted by Plat recorded in the Office of the Recorder of Guthrie County, Iowa, in Book "B" Page 211.

and

Lot 370 of Happy Acres Development No. 2-D as platted by Plat recorded in the Office of the Recorder of Guthrie County, Iowa, in Book "B" Page 211.

AND

ALL KNOWN AND UNKNOWN CLAIMANTS AND ALL PERSONS KNOWN OR UNKNOWN CLAIMING ANY RIGHT, TITLE OR INTEREST AND ALL OF THEIR HEIRS, SPOUSES, ASSIGNS, GRANTEEES, LEGATEES, DEVISEES, AND ALL OF THE ABOVE NAMED DEFENDANTS,

DEFENDANT (Judgment Debtor)

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 369 OF HAPPY ACRES DEVELOPMENT NO. 2-D AS PLATTED BY PLAT RECORDED IN THE OFFICE OF THE RECORDER OF GUTHRIE COUNTY, IOWA, IN BOOK "B" PAGE 211.

AND

LOT 370 OF HAPPY ACRES DEVELOPMENT NO. 2-D AS PLATTED BY PLAT RECORDED IN THE OFFICE OF THE RECORDER OF GUTHRIE COUNTY, IOWA, IN BOOK "B" PAGE 211.

Property Address: 8442 WHY NOT COURT, DEXTER, IA, 50070  
 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
05-03-2018	10:00 A.M.	West Foyer of the Guthrie County Courthouse 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	Cost	Accruing Cost	Interest 5.000 % from	Attorney
\$ 51,265.70	\$ 335.00	PLUS	06/01/2017	C. Anthony Crnic 925 E 4th St Waterloo, IA 50703 319-234-2530
Date	Sheriff		Deputy	
03-07-2018	J. MARTY ARGANBRIGHT GUTHRIE County, Iowa			