

# Notice of Sheriff's Levy and Sale

STATE OF IOWA

GUTHRIE

COUNTY

} ss.

Iowa District Court

COURT CASE # 05391 EQCV082697

GUTHRIE

COUNTY

NATIONSTAR MORTGAGE LLC,

PLAINTIFF

VS

Special Execution

General Execution

Other

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, GRANTEES, LEGATEES,  
DEWISEES AND ALL OF THE ABOVE NAMED DEFENDANTS,

Defendant / Respondent

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:

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 Ct, 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
12-14-2017	10:00 A.M.	West Foyer of 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	Costs	Accruing Costs	Interest	% from	Attorney
\$ 51,265.70	\$ 285.00	PLUS	06/01/2017	5.000	C. Anthony Crnic 925 E 4th St. Waterloo, IA 50703 319-234-2530
Date	Sheriff	Deputy			
09-28-2017	J. MARTY ARGANBRIGHT GUTHRIE County, Iowa				