

NOTICE OF SHERIFF'S LEVY AND SALE

IN THE IOWA DISTRICT COURT FOR MADISON COUNTY

New Penn Financial, LLC d/b/a Shell point Mortgage
Servicing

Plaintiff

Stephanie Cooper f/k/a Stephanie Rose Sheets, f/k/a
Stephanie Shultice; Cody R Cooper; Parties in Possession;
State of Iowa, Child Support Recovery Unit; Unknown spouse,
if any, of Stephanie Cooper; Unknown spouse, if any, of
Cody Cooper, et al.

Defendant

COURT CASE EQCV034585
MADISON COUNTY

- 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)

to satisfy the judgment. The property to be sold is

- REAL ESTATE
 PERSONAL PROPERTY
 described below:
 on attached sheet:

Lot Ten (10) and the South Half (1/2) of Lot Eleven (11) in Block Six (6) of Academy Addition to the Town of Earlham, Madison County, Iowa

Property Address: 240 NW Locust Ave., Earlham, IA 50072

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

MADISON COUNTY SHERIFF'S OFFICE

Date of Sale: February 27, 2018 Time of Sale: 10:00 A.M. Place of Sale: 1012 N John Wayne Dr., Winterset, Ia 50273

Homestead: Defendant is advised that if the described real estate include 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 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 of Suit | Accruing Costs | Interest 7.00% from | Attorney |
|--------------------|----------------|----------------|---------------------|--------------------------------------------------------------------------------------------------------------------------------|
| <u>\$41,920.55</u> | <u>pending</u> | <u>pending</u> | <u>01/01/2016</u> | <u>Emily Bartekoske</u> <u>1401 50th Street, Ste 100</u> <u>West Des Moines, IA 50266</u> <u>515-223-7325 ext.369</u> |

12/15/2017
Date

Jason Barnes
Madison County Sheriff

by Clayton Allen, Chief Deputy