

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

STATE OF IOWA
ADAIR COUNTY

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Iowa District Court Adair County

Case #: **EQCV006306**

Civil #: **21-000031**

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
VS

LYLE J DERRY; PARTIES IN POSSESSION; DISCOVER BANK; STATE OF IOWA, ESTATE RECOVERY PROGRAM; UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE; STATE OF IOWA, DEPARTMENT OF REVENUE; UNKNOWN SPOUSE, IF ANY OF LYLE J DERRY, ET AL

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 ONE (1) IN BLOCK SIXTY-FIVE IN THE SUBDIVISION OF OUT LOTS OF UNION ADDITION TO THE TOWN OF STUART, ADAIR COUNTY, IOWA., COMMONLY KNOWN AS 504 SW 6TH ST, STUART, IA 50250 (THE "PROPERTY").

Property Address: **504 SW 6TH ST, STUART, IA**

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

Sale Date Sale Time Place of Sale

04/13/2021 10:30 ADAIR COUNTY SHERIFF'S OFFICE, 302 E IOWA ST, GREENFIELD, IA 50849

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 EMILY BARTEKOSKE 1401 50TH ST, SUITE 100 WEST DES MOINES, IA 50266 (515)223-7325
\$ 71,357.33	\$ 9,711.13	PLUS	\$ 3,233.56	Pending	
Date	JEFF VANDEWATER				
02/09/2021	ADAIR COUNTY SHERIFF				