

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

STATE OF IOWA
JASPER COUNTY

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Iowa District Court Jasper County

Case #: **EQCV123314**

Civil #: **23-001406**

NATIONSTAR MORTGAGE LLC
VS

NICHOLE A. O'NEAL AKA NICHOLE O'NEAL, TIMOTHY B. O'NEAL AKA TIM
O'NEAL AND PARTIES IN POSSESSION; IN REM

☒ 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

THE EAST 50 FEET IN WIDTH OF LOT 3 IN BLOCK 5 IN EXLINE'S ADDITION TO THE CITY OF NEWTON, JASPER COUNTY, IOWA, AS SHOWN BY PLAT RECORDED IN PLAT BOOK C PAGE 40 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, EXCEPT BEGINNING AT A POINT 67.0 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 3 THENCE DUE WEST 50 FEET, THENCE NORTH TO THE NORTH LINE OF SAID LOT 3, THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 3 TO THE NORTHEAST CORNER OF SAID LOT 3, THENCE SOUTH TO THE PLACE OF BEGINNING AND ALSO EXCEPT BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3, THENCE WEST 50 FEET, THENCE NORTH 5.0 FEET, THENCE SOUTHEASTERLY 50.16 FEET TO A POINT 1.0 FOOT NORTH OF THE SOUTHEAST CORNER OF SAID LOT 3, THENCE SOUTH 1.0 FOOT TO THE POINT OF BEGINNING.

Property Address: **1116 1ST AVE W, NEWTON, IOWA 50208**

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

Sale Date Sale Time Place of Sale

02/06/2024 11:00 JASPER COUNTY SHERIFF'S OFFICE, 2300 LAW CENTER DRIVE, NEWTON, IA 50208

☐ 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
\$72,451.22	\$3,000.00	PLUS	\$753.58	Pending	BENJAMIN W. HOPKINS
Date	JOHN R. HALFERTY				1350 NW 138TH ST. STE#100
12/05/2023	JASPER COUNTY SHERIFF				CLIVE, IA 50325
					(515)222-9400