

Notice of Sheriff's Levy and Sale

GUTHRIE COUNTY SHERIFF'S OFFICE • 200 N 5th St, , Guthrie Center, IA 50115 • (641) 747-2214

IN THE IOWA DISTRICT COURT FOR GUTHRIE COUNTY

IOWA)
)
) **SS**
GUTHRIE)

Docket No. (Sale No.) 23-0894(1)

Court No. EQCV083420

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

vs.
 NICHOLAS ROY SNELLER, RENA BONKER, UNKNOWN SPOUSE, IF ANY, OF NICHOLAS R. SNELLER, UNKNOWN SPOUSE, IF ANY, OF RENA BONKER, PARTIES IN POSSESSION, CREDIT BUREAU SERVICES OF IOWA, INC and PANORA STATE BANK

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) rights, title, and interest in Real Estate Property to satisfy the judgment. The property to be sold is:

The North 76 Feet 3 3/4 inches of the East 134.5 Feet of Lot Four (4) of Lot Two (2) of the Southeast Quarter (SE 1/4) of Section Thirty-two (32), Township Eighty (80) North, Range Thirty (30) West of the 5th P.M., in the Town of Panora, Guthrie County, Iowa

Street Address 312 SE 3rd St, Panora, IA 50216

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
01/25/2024	10:00 AM	Foyer of new Sheriff's Office, Guthrie County Courthouse, 200 N 5th St, Guthrie Center, Iowa

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 Amt	Costs	Accruing Costs	Interest	Attorney
\$170,807.44	\$9,508.57	PLUS	3.5% from and after April 1, 2022	ANDREA DYAR 515-223-7325 Ext 363

Date	Sheriff	Deputy
11-28-2023	J. Marty Arganbright	<i>Todd A. Thorne</i> Deputy Sheriff