

PUBLIC NOTICE
Boone County

IN THE IOWA DISTRICT COURT OF
BOONE COUNTY

Lakeview Loan Servicing, LLC
Plaintiff

vs. Parties in Possession; Unknown spouse, if any, of Cody Allen Smith; Iowa Workforce Development; State of Iowa; ACC 435 LLC; Unknown heirs, devisees, creditors, or other claimants with an interest in the property of Cody Allen Smith, deceased; State of Iowa, Department of Revenue, et al.

Defendants.
EQUITY NO: EQCV041746
ORIGINAL NOTICE FOR PUBLICA-

TION
You are notified that a petition has been filed in the office of this court naming you as a defendant in this action. The petition was filed on December 19, 2019, and prays for foreclosure of Plaintiffs Mortgage in favor of the Plaintiff on the property described in this notice and judgment for the unpaid principal amount of \$100,816.56, with 4.625% per annum interest thereon from April 1, 2019, together with late charges, advances and the costs of the action including (but not limited to) title costs and reasonable attorney's fees, as well as a request that said sums be declared a lien upon the following described premises from May 23, 2014, located in Boone county, Iowa:

WEST FIFTY (50) FEET OF LOTS ONE (1) AND TWO (2) IN BLOCK FIVE (5) IN STOVER'S ADDITION TO MA-

DRID, BOONE COUNTY, IOWA, commonly known as 212 E 2nd St, Madrid, IA 50156 (the "Property")

The petition further prays that the Mortgage on the above described real estate be foreclosed, that a special execution issue for the sale of as much of the mortgaged premises as is necessary to satisfy the judgment and for other relief as the Court deems just and equitable. For further details, please review the petition on file in the clerk's office. The Plaintiffs attorney is Emily Bartekoske, of SouthLaw, P.C.; whose address is 1401 50th Street, Suite 100, West Des Moines, IA 50266.

NOTICE
The plaintiff has elected foreclosure without redemption. This means that the sale of the mortgaged property will occur promptly after entry of judgment unless you file a written demand with the court to delay the sale. If you file a written demand, the sale will be delayed until twelve months (or six months if the petition includes a waiver of deficiency judgment) from the entry of judgment if the mortgaged property is your residence and is a one-family or two-family dwelling or until two months from entry of judgment if the mortgaged property is not your residence or is your residence but not a one-family or two-family dwelling. You will have no right of redemption after the sale. The purchaser at the sale will be entitled to immediate possession of

the mortgaged property. You may purchase at the sale.

You must serve a motion or answer on or before 9th day of September, 2020, and within a reasonable time thereafter, you must file your motion or answer with the Clerk of Court for Boone County, at the county courthouse in Boone, Iowa. If you fail to respond, judgment by default may be rendered against you for the relief demanded in the petition.

If you require the assistance of auxiliary aids or services to participate in a court action because of a disability, immediately call your District ADA Coordinator at 641-494-3611. If you are hearing impaired, call Relay Iowa TTY at 1-800-735-2942.

This case has been filed in a county that utilizes electronic filing. You may find more information and general rules governing electronic filing in Iowa Court Rules Chapter 16. You may find information concerning protection of personal information in court filings in Iowa Court Rules Chapter 16, Division VI.

By:
CLERK OF THE ABOVE COURT
Boone County Courthouse
201 State St.,
Boone, IA 50036

IMPORTANT:
YOU ARE ADVISED TO SEEK LEGAL ADVICE AT ONCE TO PROTECT YOUR INTERESTS.

Published in the Ogden Reporter on Wednesday, Aug. 5 & 12 & 19, 2020

PUBLIC NOTICE
Boone County

IN THE IOWA DISTRICT COURT OF
BOONE COUNTY

NewRez LLC d/b/a Shellpoint Mortgage Servicing
Plaintiff

vs. Parties in Possession; Connie Lavalley a/k/a Connie S. LaValley; Unknown Spouse, if any, of Connie Lavalley; Cavalry Portfolio Services LLC; Main Street Acquisition Corporation; State of Iowa, Department of Revenue, et al.

Defendants.
EQUITY NO: EQCV041793
ORIGINAL NOTICE FOR PUBLICA-

TION
You are notified that a petition has been filed in the office of this court naming you as a defendant in this action. The petition was filed on March 4, 2020, and prays for foreclosure of Plaintiffs Mortgage in favor of the Plaintiff on the property described in this notice and judgment for the unpaid principal amount of \$40,067.33, with 7.125% per annum interest thereon from March 1, 2019, together with late charges, advances and the costs of the action including (but not limited to) title costs and reasonable attorney's fees, as well as a request that said sums be declared a lien upon the following described premises from August 24, 2001, located in Boone county, Iowa:

South Five (5) feet of Lot Two (2) in Block Two (2) in Anderson's Sec-

ond Addition to Madrid, Iowa, and Lot Three (3) in Block Two (2) in Anderson's Second Addition to Madrid, Iowa, commonly known as 212 N Main St, Madrid, IA 50156 (the "Property")

The petition further prays that the Mortgage on the above described real estate be foreclosed, that a special execution issue for the sale of as much of the mortgaged premises as is necessary to satisfy the judgment and for other relief as the Court deems just and equitable. For further details, please review the petition on file in the clerk's office. The Plaintiffs attorney is Emily Bartekoske, of SouthLaw, P.C.; whose address is 1401 50th Street, Suite 100, West Des Moines, IA 50266.

NOTICE
The plaintiff has elected foreclosure without redemption. This means that the sale of the mortgaged property will occur promptly after entry of judgment unless you file a written demand with the court to delay the sale. If you file a written demand, the sale will be delayed until twelve months (or six months if the petition includes a waiver of deficiency judgment) from the entry of judgment if the mortgaged property is your residence and is a one-family or two-family dwelling or until two months from entry of judgment if the mortgaged property is not your residence or is your residence but not a

one-family or two-family dwelling. You will have no right of redemption after the sale. The purchaser at the sale will be entitled to immediate possession of the mortgaged property. You may purchase at the sale.

You must serve a motion or answer on or before 2nd day of September, 2020, and within a reasonable time thereafter, you must file your motion or answer with the Clerk of Court for Boone County, at the county courthouse in Boone, Iowa. If you fail to respond, judgment by default may be rendered against you for the relief demanded in the petition.

If you require the assistance of auxiliary aids or services to participate in a court action because of a disability, immediately call your District ADA Coordinator at 641-494-3611. If you are hearing impaired, call Relay Iowa TTY at 1-800-735-2942.

This case has been filed in a county that utilizes electronic filing. You may find more information and general rules governing electronic filing in Iowa Court Rules Chapter 16. You may find information concerning protection of personal information in court filings in Iowa Court Rules Chapter 16, Division VI.

By:
CLERK OF THE ABOVE COURT
Boone County Courthouse
201 State St.,
Boone, IA 50036

Published in the Ogden Reporter on Wednesday, July 29 & Aug. 5 & 12, 2020