

PUBLIC NOTICE

Foreclosure Petition

ORIGINAL NOTICE NOTICE OF PETITION OF FORECLOSURE

STATE OF IOWA

IOWA DISTRICT COURT

EQUITY NO.: EQCV501483

FRANKLIN COUNTY

DATE PETITION FILED: July 11, 2017

Ditech Financial LLC, Plaintiff

vs.

Volnetta Passehl; Parties in Possession; Jerry W Passehl a/k/a Jerry Passehl; Farmers State Bank; State of Iowa; Farmers Cooperative Company; Mid Country Machinery, Inc.; Quad Corporation, et al., Defendants

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 July 11, 2017, 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 \$28,667.69, with 7.375 percent per annum interest thereon from Dec. 1, 2016, 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 Nov. 12, 2003, located in Franklin county, Iowa:

A TRACT BEGINNING AT THE SOUTHEAST CORNER OF SECTION TWELVE (12), TOWNSHIP NINETY-TWO (92) NORTH, RANGE TWENTY-TWO (22) WEST OF THE FIFTH PRINCIPAL MERIDIAN, THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 12 673.3 FEET, THENCE NORTH 0 DEGREES 12'10" WEST 776.4 FEET, THENCE EAST 673.3 FEET, THENCE SOUTH 0 DEGREES 12'10" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12 776.4 FEET TO THE POINT OF BEGINNING, FRANKLIN COUNTY, IOWA, commonly known as 1712 Grouse Avenue, Latimer, IA 50452 (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 St., 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 28th day of March, 2018, and within a reasonable time thereafter, you must file your motion or answer with the Clerk of Court for Franklin County, at the county courthouse in Hampton, 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
Franklin County Courthouse

12 First Ave. NW, Suite 203

Hampton, IA 50441

IMPORTANT:

YOU ARE ADVISED TO SEEK LEGAL

ADVICE AT ONCE TO PROTECT YOUR

INTERESTS.

Date of third publication 7th day of

March, 2018.

Published in the Hampton Chronicle on

February 21, 28 and March 7, 2018.
