

Notice of Sheriff's Levy and Sale

STATE OF IOWA, Cerro Gordo COUNTY, ss. Court Case #65337

To: Nicholas R. Zinnel

You are hereby notified that by virtue of a special execution, to me directed, and issued out of the office of the Clerk of the District Court of the State of Iowa, within and for Cerro Gordo County, upon a judgment rendered in said Court in favor of BAC Home Loans Servicing, L.P. fka Countrywide Home Loans Servicing, L.P. assigned judgment to Federal Home Loan Mortgage Corporation and against Nicholas R. Zinnel, In Rem for the sum of SEVENTY-ONE THOUSAND NINE HUNDRED SIXTY-EIGHT & 53/100 (\$71,968.53) Dollars, debt, and TWO HUNDRED FIFTY-TWO & 00/100 (\$252.00) Dollars, costs, and NINE HUNDRED & 00/100 (\$900.00) Dollars, attorney's fees, I have levied upon the following described Real Estate, In Rem to wit:

Lot One (1) in Block Two (2) in Parker's Sixth Addition to Mason City, Iowa
"and that pursuant to judgment and decree, the proposed sale in this case is absolute and not subject to redemption and a Sheriff's Deed shall be issued on the date of sale."
Local address is: 705 8th Street N.W., Mason City, Iowa

and on the 11th day of March, 2010, at 10:30 o'clock A.M., at the front door of the Cerro Gordo County Law Enforcement Complex, 17262 Lark Avenue, Mason City, Cerro Gordo County, Iowa, I will proceed to sell the same in satisfaction of said execution, together with all legal costs accruing.

_____ Homestead: Defendant is advised that is the described real estate includes the homestead (which must not exceed ½ 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 sale of real estate, defendant may redeem the property within

This sale is 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.

Dated at the Sheriff's Office in Mason City, Iowa, this 27th day of January, 2010.

Terms of Sale: Cash, Certified Check or Receipt on Judgment.

Benjamin W. Hopkins
Petosa, Petosa & Boecker, L.L.P.
1350 NW 138th Street, Suite 100
Clive, Iowa 50325-8308
Attorneys for the Plaintiff

Kevin Pals
Sheriff of Cerro Gordo County, Iowa

By _____
Dean C. Mosher, Deputy Sheriff