

PUBLIC NOTICE

**ORIGINAL NOTICE
FOR PUBLICATION
IN THE IOWA DISTRICT COURT FOR
HANCOCK COUNTY
SPECIALIZED LOAN SERVICING LLC,
PLAINTIFF**

vs.

**STUART CLEMENT AKA STUART G.
CLEMENT AND ANGELA M. CLEM-
ENT, DEFENDANTS
EQUITY NO. EQCV019829**

TO THE ABOVE NAMED DEFENDANTS:

You are hereby notified that there is a petition on file in the office of the clerk of the above court which petition prays for a judgment in rem against the property involved in this action for the sum of \$34,961.05 with interest at 7.125% per annum from and including June 1, 2019, on the promissory note executed by Stuart Clement, an unmarried person and mortgage executed by Stuart Clement, an unmarried person to Wells Fargo Bank, N.A. and assigned to Plaintiff, who is the sole and absolute owner thereof.

Said note, together with the mortgage given to secure the same are due and payable by reason of the failure of the Defendants Stuart Clement, an unmarried person to pay the installments of principal when due. Plaintiff also prays in said Petition for the foreclosure of said mortgage dated July 16, 2008 recorded in Document E08-0039 in the Recorder's Office of Hancock County, Iowa, with said note dated July 16, 2008 on the following described property, to-wit:

Lots Seven (7) and Eight (8), except the East Sixty-nine (69) feet, in Block Seventeen (17), in Tallman's Addition, Town of Garner, Hancock County, Iowa.

and also asking that said mortgage be declared a prior and superior lien to that of each of the above named Defendants; for appointment of a receiver; for the amount paid by Plaintiff for attorneys' fees, abstract expense, costs and accruing costs of this action; that special execution issue for the sale of said real estate to satisfy said judgment, interest, attorneys' fees and costs and for such other and further relief as may be just and equitable.

FOR FURTHER PARTICULARS, SEE COPY OF PETITION NOW ON FILE.

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 WITH THE COURT A WRITTEN DEMAND TO DELAY THE SALE. IF YOU FILE A WRITTEN DEMAND, THE SALE WILL BE DELAYED UNTIL THREE MONTHS FROM 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 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.

The Plaintiff's attorneys are Petosa

Law LLP by Benjamin W. Hopkins, whose address is 1350 NW 138th Street, Suite 100, Clive, IA 50325, telephone number 515-222-9400, facsimile number 515-222-9121.

You must serve a motion or answer on or before the 11th day of August, 2020, and within a reasonable time thereafter file your motion or answer in the Iowa District Court of Hancock County, at the Courthouse in Garner, Iowa. If you do not, judgment by default may be rendered against you for the relief demanded in the Petition.

This case has been filed in a county that utilizes electronic filing. You should refer to (i) Iowa Court Rules Chapter 16 for general rules and information on electronic filing; and (ii) Iowa Court Rules Chapter 16, division VI regarding the protection of personal information in court filings.

If you require assistance of auxiliary aids or services to participate in court because of a disability, immediately call your district ADA coordinator at (641) 421-0990. (If you are hearing impaired, call Relay Iowa TTY at 1-800-735-2942).

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

STATE OF IOWA JUDICIARY

Case No. EQCV019829

County Hancock

**Case Title SLS V. STUART CLEMENT,
ET AL.**

THIS CASE HAS BEEN FILED IN A COUNTY THAT USES ELECTRONIC FILING.

Therefore, unless the attached Petition and Original Notice contains a hearing date for your appearance, or unless you obtain an exemption from the court, you must file your Appearance and Answer electronically.

You must register through the Iowa Judicial Branch website at <http://www.iowacourts.state.ia.us/Efile> and obtain a log in and password for the purposes of filing and viewing documents on your case and of receiving service and notices from the court.

FOR GENERAL RULES AND INFORMATION ON ELECTRONIC FILING, REFER TO THE IOWA COURT RULES CHAPTER 16 PERTAINING TO THE USE OF THE ELECTRONIC DOCUMENT MANAGEMENT SYSTEM: <http://www.iowacourts.state.ia.us/Efile>

FOR COURT RULES ON PROTECTION OF PERSONAL PRIVACY IN COURT FILINGS, REFER TO DIVISION VI OF IOWA COURT RULES CHAPTER 16: <http://www.iowacourts.state.ia.us/Efile>

Scheduled Hearing:

If you require the assistance of auxiliary aids or services to participate in court because of a disability, immediately call your district ADA coordinator at (641) 421-0990. (If you are hearing impaired, call Relay Iowa TTY at 1-800-735-2942.)

Date Issued 06/26/2020 01:04:46 PM



District Clerk of Hancock County
/s/ Denise VanDenBroeke

Published in The Leader on Wednesday,
July 8, July 15 and July 22, 2020