

PUBLIC NOTICE

Foreclosure Petition

ORIGINAL NOTICE NOTICE OF PETITION OF FORECLOSURE

STATE OF IOWA
IOWA DISTRICT COURT
EQUITY NO.: EQCV501812
FRANKLIN COUNTY

Reverse Mortgage Solutions, Inc.,
Plaintiff,
vs.

Merle G Strahorn a/k/a Merle George Strahorn; Parties in Possession; Unknown spouse, if any, of Merle G Strahorn; United States of America, Secretary of Housing and Urban Development, 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 Sept. 3, 2020, and prays for foreclosure of Plaintiff's Reverse Mortgage on the property described below and judgment for all amounts secured by the Reverse Mortgage, including (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; and (b) the payment of all other sums, with interest, advanced to protect the lien of the Reverse Mortgage. These other advanced sums may include, but are not limited to, private mortgage insurance, real estate taxes, servicing fees, property preservation charges and the costs of the action, including title costs and reasonable attorney's fees. Plaintiff requests that these amounts be declared a lien upon the following described premises, located in Franklin county, Iowa:

LOT FIFTEEN (15) IN BELLE-AIRE

HEIGHTS ADDITION TO HAMPTON, FRANKLIN COUNTY, IOWA, commonly known as 1408 Sunset Dr, Hampton, IA 50441 (the "Property")

The petition further prays that the Reverse 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 11th day of November, 2020, 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 1st Avenue Northwest, Suite 203
Hampton, IA 50441

**IMPORTANT
YOU ARE ADVISED TO SEE
LEGAL ADVICE AT ONCE
TO PROTECT YOUR INTERESTS.**

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