

Notice of Sheriff's Levy and Sale
IN THE IOWA DISTRICT COURT IN AND FOR KOSSUTH COUNTY

STATE OF IOWA
KOSSUTH COUNTY

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Iowa District Court Kossuth County

Case #: **EQCV028093**

Civil #: **25-000721**

NATIONSTAR MORTGAGE LLC

VS

DRAKE ERIS, CHRISTI COX, SPOUSE OF CHRISTI COX, IF ANY,
FLANAGAN STATE BANK, AND STATE OF IOWA

☒ Special Execution

☐ General Execution

☐ Other

As a result of the judgment rendered in the above referenced court case, an execution was issued by the court to the Sheriff of this county. The execution ordered the sale of defendant(s)

☒ Real Estate

☐ Personal Property

☒ Described Below

☐ On attached sheet:

To satisfy the judgment. The Property to be sold is

THE SOUTH EIGHTY-EIGHT (88) FEET OF LOT TEN (10) AND THE SOUTH EIGHTY-EIGHT (88) FEET OF THE WEST HALF (W 1/2) OF LOT ELEVEN (11), BLOCK FOURTEEN (14), ORIGINAL PLAT, SWEA CITY, KOSSUTH COUNTY, IOWA

Property Address: **203 1ST AVE W., SWEA CITY, IOWA 50590**

The described property will be offered for sale at public auction for cash only as follows:

Sale Date Sale Time Place of Sale

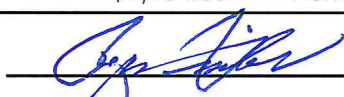
11/25/2025 13:30 KOSSUTH COUNTY SHERIFF'S OFFICE LOBBY, 121 W STATE STREET, ALGONA, IA 50511

☐ Homestead: Defendant is advised that if the described real estate includes the homestead (which must not exceed 1/2 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 the sale of real estate, defendant may redeem the property within _____

☒ This sale 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.

Judgment Amount	Costs	Accruing Costs	Interest	Sheriff's Fees	Attorney
\$ 68,723.24	\$ 8,426.66	PLUS	\$1,404.35	Pending	BENJAMIN W. HOPKINS
Date	ROGER FISHER				1350 NW 138TH STREET, STE
10/10/2025	KOSSUTH COUNTY SHERIFF				CLIVE, IA 503258308
(515)222-9400					