

State of Iowa	<b>NOTICE OF SHERIFF'S LEVY AND SALE</b>	Iowa District Court
Mahaska County		COURT CASE # EQEQ089622 MAHASKA COUNTY

<b>PLAINTIFF</b> Guild Mortgage Company LLC
VS
<b>DEFENDANT (Judgment Debtor)</b> Alicia N. Brown, Spouse of Alicia N. Brown, if any and Parties in Possession If any, State of Iowa and Hauge Associates

Special Execution  
 General Execution

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

to satisfy the judgment. The property to be sold is

REAL ESTATE  
 PERSONAL PROPERTY  
 described below:  
 on attached sheet:

Lot Six of Block Three of Dailey and Searle's Addition to the City of Oskaloosa, Iowa,  
and the alley adjacent to and North of said Lot Six

Local Address: 709 D Avenue west  
Oskaloosa, Iowa

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

Date of Sale	Time of Sale	Place of Sale
March 26, 2024	10:00 AM	Mahaska County Sheriff's Office - Basement Lobby 214 High Avenue East, Oskaloosa, Iowa

Homestead: Defendant is advised that if the described real estate included 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 sale of real estate, defendant may redeem the property within \_\_\_\_\_

This sale not subject to redemption.

Property exemption: Certain money or property maybe exempt. Contact your attorney promptly to review specific provisions of the law and file appropriate notice, if applicable.

Judgment Amount	Costs	Accruing Costs Plus Sheriff's Fees	Int. 3.125 % from	Attorney
\$ 92,991.41	\$ 8,350.79		December 29, 2023	Petosa Law LLP 1350 NW 138th St. Clive, IA 50325 515-222-9400
Date	Sheriff <u>Russell J. Van Renterghem</u>		Deputy	
February 16, 2024	Mahaska County, Iowa			

**NOTICE OF SHERIFFS SALE**