

# NOTICE OF SHERIFF'S LEVY AND SALE

State of Iowa  
Mahaska County

Iowa District Court  
COURT CASE # EQEQ089481  
MAHASKA COUNTY

PLAINTIFF  
PennyMac Loan Services, LLC

VS

DEFENDANT (Judgment Debtor)

ESTATE OF RONALD H. WHARTON; PHYLLIS M. WHARTON;  
SPOUSE OF PHYLLIS M. WHARTON; RONALD WHARTON JR.  
AKA RON WHARTON JR.; SPOUSE OF RONALD WHARTON JR.  
AKA RON WHARTON JR.; DAVID MCADOO; SPOUSE OF DAVID  
MCADOO; ROY WHARTON; SPOUSE OF ROY WHARTON;  
BUTCH WHARTON; SPOUSE OF BUTCH WHARTON; STATE  
OF IOWA - DEPARTMENT OF REVENUE; ALL KNOWN AND  
UNKNOWN CLAIMANTS AND ALL PERSONS KNOWN AND  
UNKNOWN CLAIMING ANY RIGHT, TITLE OR INTEREST AND  
ALL OF THEIR HEIRS, SPOUSES, ASSIGNS, GRANTEEES,  
LEGATEES, DEVISEES AND ALL BENEFICIARIES OF EACH  
AND ALL OF THE ABOVE-NAMED DEFENDANTS AND PARTIES  
IN POSSESSION

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).

REAL ESTATE  
 PERSONAL PROPERTY  
 described below:  
 on attached sheet:

to satisfy the judgment. The property to be sold is

LOT EIGHT OF THE SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION FOURTEEN, TOWNSHIP SEVENTY-FOUR, RANGE FOURTEEN, ACCORDING TO PLAT RECORDED IN BOOK 6, PAGE 338, OF THE RECORDS OF MAHASKA COUNTY, IOWA

Local Address: 329 West Main Street  
Fremont, 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
June 20, 2023	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	Interest 3.875 % from	Attorney
\$ 66,145.07	\$ 36,458.11		December 22, 2022	Matthew E. Laughlin 215 10th St, Ste 1300 Des Moines, IA 50309 515-288-2500
Date	Sheriff <u>Russell J. Van Renterghem</u>		Deputy	
May 4, 2023	Mahaska County, Iowa			

## NOTICE OF SHERIFFS SALE