

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

STATE OF IOWA
MAHASKA COUNTY

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Iowa District Court Mahaska County

Case #: **EQEQ089970**

Civil #: **25-001183**

THE HUNTINGTON NATIONAL BANK
VS
VALERIE M SUTTON; UNKNOWN SPOUSE, IF ANY OF VALERIE M
SUTTON PARTIES IN POSSESSION

- ☒ 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

LOT TWELVE OF BLOCK TWO OF THE AUDITORS SUBDIVISION OF BLOCKS ONE AND TWO OF KNIGHT'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION NINETEEN, TOWNSHIP SEVENTY-FIVE, RANGE FIFTEEN; AND THE NORTH HALF OF THE VACATED ALLEY LYING BETWEEN LOT TWELVE AND LOT FIFTEEN OF SAID BLOCK ALSO DESCRIBED AS A STRIP OF GROUND COMMENCING FORTY-EIGHT FEET EAST OF THE SOUTHWEST CORNER OF LOT THIRTEEN OF SAID BLOCK TWO, THENCE SOUTH EIGHT AND ONE-FOURTH FEET, THENCE EAST FIFTY FEET, THENCE NORTH EIGHT AND ONE-FOURTH FEET, THENCE WEST FIFTY FEET TO THE PLACE OF BEGINNING.

Property Address: **1004 4TH AVENUE EAST, OSKALOOSA IOWA 52577**

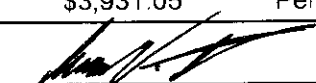
The described property will be offered for sale at public auction for cash only as follows:

Sale Date Sale Time Place of Sale

01/06/2026 10:00 MAHASKA COUNTY SHERIFF'S OFFICE, 214 HIGH AVENUE EAST, OSKALOOSA IA 52577

- ☒ 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
\$ 59,028.45	\$ 3,604.00	PLUS	\$3,931.05	Pending	SOUTHLAW PC
Date	Russell J. Van Renterghem				13160 FOSTER SUITE 100
11/05/2025	MAHASKA COUNTY SHERIFF				OVERLAND ARK, KS 66213
					(913)663-7600