

State of Iowa	NOTICE OF SHERIFF'S LEVY AND SALE	Iowa District Court
Mahaska County		COURT CASE # EQEQ088876 MAHASKA COUNTY

PLAINTIFF
NewRez LLC d/b/a Shellpoint Mortgage Servicing

VS

Special Execution
 General Execution

DEFENDANT (Judgment Debtor)
 Debra Beenken a/k/a Debra Lynne Draper
 d/b/a Debra Lynne Pearce, a/k/a Deb Pearce, Parties in
 Possession; Unknown spouse, if any, of Debra Beenken;
 Carole Ann Kelderman a/k/a Carole A. Kelderman; a/k/a
 Carole Ann Van Polen, a/k/a Carole Val Polen; and Unknown
 Spouse, if any, of Carol Ann Kelderman

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:

**The East One Half Of the Southeast Quarter of the Northeast Quarter of Section
Thirteen, Township Seventy-four, Range Seventeen**

Also Known As:


**The East One Half of the Southeast Quarter of the Northeast Quarter of Section
Thirteen (13), Township Seventy-four (74), Range Seventeen (17), Mahaska County,**

Local Address: 1595 305th Street Iowa
 Eddyville, IA 52553

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
April 19, 2022	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
\$ 53,814.03	\$ 31,169.46		February 1, 2017	SouthLaw, P.C. 1401 50th St., Ste 100 West Des Moines, IA 515-223-7325
Date	Sheriff <u>Russell J. Van Renterghem</u> Mahaska County, Iowa		Deputy	
February 24, 2022				

NOTICE OF SHERIFFS SALE