

State of Iowa
Mahaska County

NOTICE OF SHERIFF'S LEVY AND SALE

Iowa District Court
COURT CASE # EQEQ089700
MAHASKA COUNTY

PLAINTIFF
PHH Mortgage Corporation

VS

DEFENDANT (Judgment Debtor)
Estate of Frances Anne Kenyon, Deceased; Unknown heirs, devisees, creditors, and other claimants with an interest in the property of Frances Anne Kenyon, deceased; Kristi Barker; Kelly Kenyon; Kenneth Kenyon; Karri Schakel; United States of America, Secretary of Housing and Urban Development; State of Iowa, Department of Revenue; Unknown spouse, if any, of Frances Anne Kenyon; Unknown spouse, if any, of Karri Schakel; Unknown spouse if any, of Kelly Kenyon; Unknown spouse, if any of Kenneth Kenyon; Unknown spouse, if any, of Kristi Barker; 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 Seven of Block Five of Houtz' Addition to the City of Oskaloosa, Iowa

Local Address: 609 4th Avenue East
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
October 1, 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. 7.66 % from April 7, 2021	Attorney SouthLaw, P.C. 1401 Westown Pkwy West Des Moines, IA 515-223-7325
\$ 24,027.47	\$ 8,974.89			
Date	Sheriff	Deputy		
August 22, 2024	Russell J. Van Renterghem Mahaska County, Iowa			

NOTICE OF SHERIFFS SALE