

State of Iowa Mahaska County	NOTICE OF SHERIFF'S LEVY AND SALE	Iowa District Court COURT CASE # EQEQ089812 MAHASKA COUNTY
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PLAINTIFF Wells Fargo Bank, N.A.
VS
DEFENDANT (Judgment Debtor) Melinda M. Gaarder Michael Gaarder

<input checked="" type="checkbox"/>	Special Execution
<input type="checkbox"/>	General Execution
<input type="checkbox"/>	

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

<input checked="" type="checkbox"/>	REAL ESTATE
<input type="checkbox"/>	PERSONAL PROPERTY
<input type="checkbox"/>	described below:
<input type="checkbox"/>	on attached sheet:

LOT SEVEN OF THE AUDITOR'S SUBDIVISION OF BENNETT'S BLOCK IN THE CITY OF OSKALOOSA, IOWA, AS SHOWN BY PLAT RECORDED IN BOOK 6, PAGE 240 OF THE RECORDS OF MAHASKA COUNTY, IOWA, ALSO THE RIGHT TO USE IN COMMON AS A PRIVATE DRIVEWAY THE EAST FOUR FEET OF LOT SIX OF THE AUDITOR'S SUBDIVISION OF SAID BENNETT'S BLOCK, AND SUBJECT TO THE USE IN COMMON AS A PRIVATE DRIVEWAY OF THE WEST FOUR FEET OF SAID LOT SEVEN BY THE RESPECTIVE OWNERS OF SAID LOTS SIX AND SEVEN, THE SAID PRIVATE DRIVEWAY BEING EIGHT FEET IN WIDTH

Local Address: 603 1st Avenue East
Oskal

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
January 28, 2025	10:00 AM	Mahaska County Sheriff's Office - Basement Lobby 214 High Avenue East, Oskaloosa, Iowa

<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	Redemption: After sale of real estate, defendant may redeem the property within _____
<input checked="" type="checkbox"/>	This sale not subject to redemption.
<input checked="" type="checkbox"/>	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. 5.75 % from September 3, 2024	Attorney
\$ 37,887.89	\$ 12,432.03			David Erickson 215 10th St. Ste 1300 Des Moines, IA 50309 515-288-2500
Date	Sheriff <u>Russell J. Van Renterghem</u> Mahaska County, Iowa		Deputy	

NOTICE OF SHERIFFS SALE