

NOTICE OF SHERIFF'S LEVY AND SALE

IN THE IOWA DISTRICT COURT FOR WAPELLO COUNTY

COURT CASE #EQEQ113273
WAPELLO COUNTY

- Special Execution
- General Execution
- Other

PENNYMAC LOAN SERVICES, LLC

Plaintiff(s)

VS.

KAREN SUZANNE MILOM; LVNV FUNDING LLC, AND DNF ASSOCIATES, LLC

Defendant(s)

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 the defendant(s)

- Real Estate
- Personal Property
- Described Below
- On Attached Sheet

to satisfy the judgment. The property to be sold is

JUDGMENT IN REM

The South 10 feet of Lot 15 and all of Lot 16 in Block 7 in Mowery, Asbury and Hackworth's Subdivision of Block 5,6,7,8,9, and 10 in West Ottumwa Addition to the City of Ottumwa, Wapello County, Iowa, being located on the South Half of the Northwest Quarter and the South 30 feet of the North Half of the Northwest Quarter of Section 26, Township 72 North, Range 14 West of the 5th Principal Meridian, and as laid out by the J.B. Mowery, W.H.H. Asbury, J.T. Hackworth and Allen Johnston. Also the West 8 feet of the alleyway, heretofore vacated by the City of Ottumwa, Iowa, lying immediately East of the above and foregoing described real estate.

Local Address: 736 MCKINLEY AVE., OTTUMWA

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

Date of Sale: 05/14/2025 Time of Sale: 10:00 A.M. Place of Sale: 330 W. 2nd Street
2ND Floor, Wapello Co Sheriff's Office

- Homestead: Defendant is advised that if the described real estate includes the homestead (which must not exceed ½ 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, the defendant may redeem the property within _____
- This is not subject to redemption.
- Property exemption: Certain money or property may be exempt. Contact your property attorney to review specific provisions of the law and file appropriate notice, if applicable.

Judgment Amount \$132,317.80 Costs \$11,182.01 Accruing Costs Pending Interest \$13,026.32

% from 4% 12/14/2022

Attorney: MATTHEW E. LAUGHLIN

Date: 01/27/2025

/s/ Donald Phillips
Donald Phillips, Sheriff
Wapello County, Iowa