

# NOTICE OF SHERIFF'S LEVY AND SALE

State of Iowa  
Mahaska County

Iowa District Court  
COURT CASE # EQEQ089317  
MAHASKA COUNTY

PLAINTIFF  
Midfirst Bank  
  
VS

Special Execution  
 General Execution

DEFENDANT (Judgment Debtor)  
Amber D. Illian aka Amber Dawn Illian  
John D. Illian and Crown Asset Management, LLC

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

The South 60 feet of Lot 1 and the South Forty feet of Lot 2 in Block 6 of Montgomery's Addition to the City of Oskaloosa, Iowa

Local Address: 407 South A Street  
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
May 10, 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 \$ 55,235.04	Costs \$ 6,718.50	Accruing Costs Plus Sheriff's Fees	Interest 4 % from February 13, 2022	Attorney Petosa Law Firm 1350 NW 138th St.St100 Clive, IA 50325 515-222-9400
Date March 29, 2022	Sheriff <u>Russell J. Van Renterghem</u> Mahaska County, Iowa		Deputy 	

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