

State of Iowa **NOTICE OF SHERIFF'S LEVY AND SALE** Iowa District Court  
 Mahaska County COURT CASE # EQEQ089507  
 MAHASKA COUNTY

PLAINTIFF  
 Nationstar Mortgage LLC  
 VS  
 DEFENDANT (Judgment Debtor)  
 Christopher W. McLaren; Megan A. McLaren; Unknown spouse  
 (if any) of Christopher W. McLaren; Unknown spouse (if any)  
 of Megan A. McLaren; and 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

A PART OF LOT A OF THE SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION NINE, TOWNSHIP SEVENTY-FIVE, RANGE SIXTEEN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT A; THENCE NORTH 171.50 FEET ALONG THE EAST LINE THEREOF; THENCE SOUTH 69°25'45" WEST 312.95 FEET; THENCE SOUTH 22°34'00" EAST 189.84 FEET TO THE SOUTHERLY LINE OF SAID LOT A; THENCE NORTH 62°40' EAST 247.82 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING

Local Address: 1897 235th 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
January 9, 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	Interest 4.25 % from February 1, 2020	Attorney Chris Irk 33 W Monroe St. #1540 Chicago, IL 60603 312-360-9455
\$ 71,435.48	\$ 21,579.35			
Date	Sheriff	Deputy		
November 29, 2023	Russell J. Van Renterghem Mahaska County, Iowa			

**NOTICE OF SHERIFFS SALE**