

Notice of Sheriff's Levy and Sale

OSCEOLA COUNTY SHERIFF'S OFFICE • 309 6TH STREET, SIBLEY, IA 51249 • (712) 754-2556

IN THE IOWA DISTRICT COURT FOR OSCEOLA COUNTY

STATE OF IOWA)
) SS
 OSCEOLA COUNTY)

Docket No. (Sale No.) 25-0062(1)
 Court No. EQVC021631

SPECIAL EXECUTION

CARRINGTON MORTGAGE SERVICES, LLC
 vs.

GERANDA CHRISTOFFER, DYLAN CHRISTOFFER, KATIE CHRISTOFFER, ALL KNOWN AND UNKNOWN HEIRS, DEVISEES, OR CLAIMANTS WITH AN INTEREST IN THE PROPERTY OF DAVID P. CHRISTOFFER, KELSEY HUFF, STATE OF IOWA DEPARTMENT OF REVENUE, LEDERMAN BONDING COMPANY, UNKNOWN SPOUSE, IF ANY, OF DAVID P CHRISTOFFER, UNKNOWN SPOUSE, IF ANY, OF KELSEY HUFF, UNKNOWN SPOUSE, IF ANY, OF DYLAN CHRISTOFFER, UNKNOWN SPOUSE, IF ANY, OF KATIE CHRISTOFFER and PARTIES IN POSSESSION, ET. AL

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 defendant(s) rights, title, and interest in Real Estate Property to satisfy the judgment. The property to be sold is:

LOTS TEN (10), ELEVEN (11) AND TWELVE (12), BLOCK THREE (3), WERNSTRUM'S FIRST ADDITION TO THE TOWN, NOW CITY OF HARRIS, OSCEOLA COUNTY, IOWA

Street Address 221 OSCEOLA AVE E, HARRIS, IOWA 51345-7576

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
03/04/2025	10:30 AM	OSCEOLA COUNTY SHERIFFS OFFICE

Redemption: After the sale of real estate, defendant may redeem the property within NONE

Property exemption: Certain money or property may be exempt. Contact your attorney promptly to review specific provisions of the law and file appropriate notice, if applicable.

Judgment Amt	Costs	Accruing Costs	Interest	Attorney
\$59,185.86	\$315.00	PLUS	3.625% of \$59,185.86 from 08/01/2023 = \$3,003.68	SOUTHLAW, P.C. (402) 342-4644

Date	Sheriff	Deputy
01/28/2025	KEVIN WOLLMUTH	NATE KRIKKE