

Notice of Sheriff's Levy and Sale
IN THE IOWA DISTRICT COURT IN AND FOR 19-CHICKASAW COUNTY

STATE OF IOWA
19-CHICKASAW COUNTY

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Iowa District Court 19-Chickasaw County

Case #: **EQCV004698**

Civil #: **26-000203**

PENNYMAC LOAN SERVICES LLC
VS
JAMES TITHIN AND SPOUSE OF JAMES TITHIN

- ☒ Special Execution
☐ General Execution
☐ Other

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)

- ☒ Real Estate
☐ Personal Property
☒ Described Below
☐ On attached sheet:

To satisfy the judgment. The Property to be sold is

COMMENCING AT A POINT 424 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 1 OF THE IRREGULAR SURVEY OF THE NWFRCL 1/4 OF SECTION 18, TOWNSHIP 94 NORTH, RANGE 11 WEST OF THE 5TH P.M., IN CHICKASAW COUNTY, IOWA, THENCE EAST 175 FEET, THENCE SOUTH 105 FEET, THENCE WEST 175 FEET, THENCE NORTH 105 FEET TO THE POINT OF BEGINNING.

Property Address: **402 S WASHINGTON AVE, FREDERICKSBURG, IA 50630**

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

Sale Date Sale Time Place of Sale

08/27/2026 13:00 CHICKASAW COUNTY SHERIFF'S OFFICE LOBBY, 116 N CHESTNUT, NEW HAMPTON, IA 50630

- ☐ Homestead: Defendant is advised that if the described real estate includes 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 the sale of real estate, defendant may redeem the property within _____
- ☒ This sale not subject to Redemption.

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 acceptable.

Judgment Amount	Costs	Accruing Costs	Interest	Sheriff's Fees	Attorney MATTHEW E LAUGHLIN 215 10TH ST SUITE 1300 DES MOINES, IA 50309 (515)246-7800
\$ 152,527.08	\$ 10,029.75	PLUS	\$ 2,628.27	Pending	
Date	RYAN SHAWVER				
07/20/2026	CHICKASAW COUNTY SHERIFF _____				