

## Notice of Sheriff's Levy and Sale

STATE OF IOWA, Cerro Gordo COUNTY, ss. Court Case #EQCV073636

To: Jennifer Miller, Clear Lake Bank and Trust and Parties in Possession

You are hereby notified that by virtue of a special execution, to me directed, and issued out of the office of the Clerk of the District Court of the State of Iowa, within and for Cerro Gordo County, upon a judgment rendered in said Court in favor of Guild Mortgage Company LLC and against Jennifer Miller, In Rem for the sum of ONE HUNDRED FIVE THOUSAND NINE HUNDRED EIGHTY-SIX & 99/100 (\$105,986.99) Dollars, debt, and TWO HUNDRED FIFTY-FIVE DOLLARS & NO/100 (\$255.00) Dollars, costs, and TWO THOUSAND SEVEN HUNDRED & NO/100 (\$2,700.00) Dollars, attorney's fees, I have levied upon the following described Real Estate In Rem to wit:

Lot Seven (7) in Block One (1) in Auditor's Subdivision of Lot Fourteen (14) in the Subdivision of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) and that part of the East Half (E 1/2) of the Northeast Quarter (NE 1/4) of Section Eighteen (18) in Township Ninety-six (96) North, Range Twenty (20) West of the 5th P.M., lying South of the right-of-way of the Chicago, Milwaukee & St. Paul Railway AND the East One-Half (E 1/2) of the North 50 feet of the North South public alley (also known as Lot 17), abutting Lot 7 in Block One (1) in the Auditor's Subdivision of Lot Fourteen (14) in the Subdivision of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) and that part of the East Half (E 1/2) of the Northeast Quarter (NE 1/4) of Section Eighteen (18) in Township Ninety-Six (96) North, Range Twenty (20) West of the 5th P.M., lying South of the right-of-way of the Chicago, Milwaukee & St Paul Railway, Mason City, Cerro Gordo County, Iowa.  
Local Address is: 1804 South Taft Avenue, Mason City, IA 50401

and on the 18th day of April, 2024, at 9:30 o'clock AM, at the front door of the Cerro Gordo County Law Enforcement Complex, 17262 Lark Avenue, Mason City, Cerro Gordo County, Iowa, I will proceed to sell the same in satisfaction of said execution, together with all legal costs accruing.

Redemption: After sale of real estate, may redeem the property within

This sale is 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.

Dated at the Sheriff's Office in Mason City, Iowa, this 31st day of January, 2024.

Terms of Sale: Cash, Certified Check or Receipt on Judgment.

Benjamin W. Hopkins  
Petosa Law LLP  
1350 NW 138th Street, Suite 100  
Clive, IA 50325-8308  
Attorneys for the Plaintiff

Kevin Pals  
Sheriff of Cerro Gordo County, Iowa

By   
Lon Johnson, Lieutenant Sheriff Sheriff