

## Notice of Sheriff's Levy and Sale

STATE OF IOWA, Cerro Gordo COUNTY, ss. Court Case #EQCV074342

To: Derek Demory; Angelle Becker; Discover Bank; Greenstate Credit Union

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 Iowa Bankers Mortgage Corporation and against Derek Demory and Angelle Becker, In Rem for the sum of NINETY-SIX THOUSAND EIGHT HUNDRED THIRTY-TWO & 37/100 (\$96,832.37) Dollars, debt, and ( \$ ) Dollars, costs, and THREE THOUSAND TWO HUNDRED & 00/100 (\$3,200.00) Dollars, attorney's fees, I have levied upon the following described Real Estate In Rem to wit:

Lot Twenty-Two (22) and the North Two (2) feet of lot Twenty-One (21) in Block Three (3) in John J. Burns Addition to Mason City, Iowa  
Local Address: 1005 8th Street SW, Mason City, Iowa

and on the 8th day of July, 2025, 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

  X   This sale is not subject to redemption.

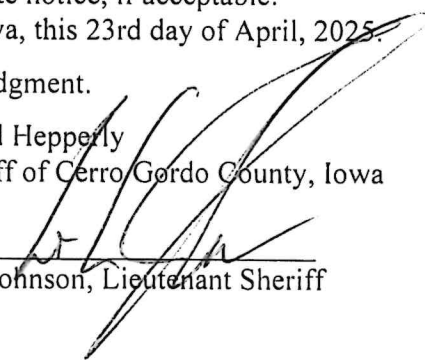
  X   Property exemption: Certain money or property may be exempt. Contact your attorney promptly to review specific provisions of the law and file appropriate notice, if acceptable.

Dated at the Sheriff's Office in Mason City, Iowa, this 23rd day of April, 2025.

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

Amy S. Montgomery  
Denton Davis Brown PC  
4201 Westown Parkway, Suite 300  
West Des Moines, Iowa 50266  
Attorneys for the Plaintiff

David Hepperly  
Sheriff of Cerro Gordo County, Iowa

By   
Lon Johnson, Lieutenant Sheriff