

Notice of Sheriff's Levy and Sale

STATE OF IOWA, Cerro Gordo COUNTY, ss. Court Case #EQCV074143

To: Margaret Keenan; United States of America, Secretary of Housing and Urban Development; State of Iowa, Department of Revenue; Unknown Spouse, if any, of Margaret Keenan; 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 PHH Mortgage Corporation and against Margaret Keenan, In Rem for the sum of SIXTY-ONE THOUSAND THREE HUNDRED EIGHTY-TWO & 08/100 (\$61,382.08) Dollars, debt, and TWO HUNDRED FIFTY-FIVE & 00/100 (\$255.00) Dollars, costs, and TWO THOUSAND SEVEN HUNDRED & 00/100 (\$2,700.00) Dollars, attorney's fees, I have levied upon the following described Real Estate In Rem to wit:

Garage 12 in Garage Building 2 and Condominium Apartment Unit No. 6 in Condominium Apartment Building D in Briarstone Point, a Condominium located on the West 240.1 feet of Block One (1) in Briarstone Estates First Addition to Mason City, Iowa, according to the Declaration of Condominium dated January 23, 1986, and filed January 29, 1986, in Book 153, Page 491, in the Office of the Cerro Gordo County Recorder, Together with all appurtenances thereto, including an undivided 1/30th fractional interest appertaining to said Apartment Unit in the Common Elements, Areas and Facilities of Said Condominium Regime, Such Fractional Interest being Identically Expressed as 3.3%

Local address is: 630 Briarstone Drive, Apartment 6, Mason City, Iowa 50401

and on the 25th day of March, 2025, at 10:00 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.

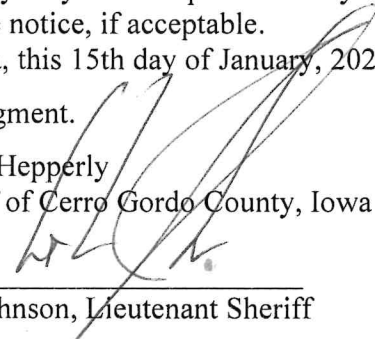
 X Property exemption: Certain money or property may be exempt. Contact your attorney promptly to review specific provisions of the law and file appropriate notice, if acceptable.

Dated at the Sheriff's Office in Mason City, Iowa, this 15th day of January, 2025.

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

Emily Bartekoske
SouthLaw, P.C.
4601 Westown Pkwy, Suite 250
West Des Moines, Iowa 50266
Attorneys for the Plaintiff

David Hepperly
Sheriff of Cerro Gordo County, Iowa

By 
Lon Johnson, Lieutenant Sheriff