

Notice of Sheriff's Levy and Sale

STATE OF IOWA, Cerro Gordo COUNTY, ss. Court Case #EQCV073898

To: Tanhya R. Flores aka Tanhya Flores, Hebert Aragon Nunez, Spouse of Herbert Aragon Nunez, if any, Wetterling Law Office, PC, Midland Credit Management Inc., State of Iowa 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 Iowa Falls State Bank and against Tanhya R. Flores aka Tanhya Flores and Hebert Aragon Nunez, In Rem for the sum of NINETY-TWO THOUSAND TWO HUNDRED TEN & 83/100 (\$92,210.83) 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:

A Tract of Land Beginning at the Northwest Corner of Lot Eight (8) in the Subdivision of Outlot Two (2) in Wildwood Addition to Mason City, Iowa, Thence East Along the North Side of Said Lot Eight (8) a Distance of 111.7 Feet, Thence South Parallel to the West Line of Lots (8) and Nine (9) in the Subdivision of Outlot Two (2) in Wildwood Addition to Mason City, Iowa, to the South Line of Lot Eleven (11) in Block Seven (7) in said Wildwood Addition, Thence West 111.7 Feet to the Southwest Corner of Said Lot Eleven (11) in Block Seven (7) in Said Wildwood Addition, Thence North to Place of Beginning (the Same Being a Part of Lots (8) and Nine (9) in the Subdivision of Outlot Two (2) and part of Lot Eleven (11) in Block Seven (7), all in Wildwood Addition to Mason City, Iowa 50401

Local address is: 205 N Pierce Avenue, Mason City, Iowa

and on the 22nd day of April, 2025, at 9:30 o'clock A.M., 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 19th day of February, 2025.

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

David Hepperly
Sheriff of Cerro Gordo County, Iowa

By 
Lon Johnson, Lieutenant Sheriff