

Notice of Sheriff's Levy and Sale

STATE OF IOWA, Cerro Gordo COUNTY, ss. Court Case #EQCV073198

To: Michael A. Brown; Jennifer O. Brown; Secretary of Housing and Urban Development; Michelle Kofoot and Matthew Kofoot; Quad Corp; 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 Wells Fargo Bank, N.A. and against Michael A. Brown; Jennifer O. Brown In Rem for the sum of FORTY THREE THOUSAND SEVEN HUNDRED SEVENTY SIX AND 38/100 (\$43,776.38) Dollars, debt, and (\$) Dollars, costs, and TWO THOUSAND FOUR HUNDRED FIFTY DOLLARS AND NO/100 (\$2,450.00) Dollars, attorney's fees, I have levied upon the following described Real Estate In Rem to wit:

Lot Twenty Seven (27) in D.H. Piersol's Second Subdivision of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Three (3) in Township Ninety-Four (94) North, Range Twenty (20) West of the 5th P.M.

Local address is: 121 Walnut Street, Rockwell, Iowa 50469

and on the 7 day of March, 2024, 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, Michael A. Brown; Jennifer O. Brown; Secretary of Housing and Urban Development may redeem the property within Three Months

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 11 day of January, 2024.

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

David M. Erickson
Dentons Davis Brown PC
215 10th Street, Suite 1300
Des Moines, IA 50309
Attorneys for the Plaintiff

Kevin Pals
Sheriff of Cerro Gordo County, Iowa

By _____
Lon Johnson, Lieutenant Sheriff