

## Notice of Sheriff's Levy and Sale

STATE OF IOWA, Cerro Gordo COUNTY, ss. Court Case #EQCV073433

To: John E. Strait; Kendra C. Newton; Unknown Spouse if any, of John E. Strait; North Iowa Cooperative; Parties in Possession; Portfolio Recovery Associates, LLC

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 Bankers' Bank and against John E. Strait and Kendra C. Newton, In Rem for the sum of ONE HUNDRED SIXTY-THREE THOUSAND, FIVE HUNDRED TWENTY & 63/100 (\$163,520.63) 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:

The North One Hundred (100) Feet of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) and the North One Hundred (100) Feet of the West Half (W1/2) of the East Half (E1/2) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Eight (8), Township Ninety-Seven (97) North, Range Nineteen (19) West of the 5th P.M., Cerro Gordo County, Iowa  
Local address is: 23251 Thrush Avenue, Mason City, IA 50401

and on the 25th day of January, 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, 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 21st day of November, 2023.

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

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

Kevin Pals  
Sheriff of Cerro Gordo County, Iowa

By   
Lon Johnson, Lieutenant Sheriff