

Notice of Sheriff's Levy and Sale

STATE OF IOWA, Cerro Gordo COUNTY, ss. Court Case #EQCV073717

To: Sergio Alfredo Godinez, S&J Fix and Flip LLC, Jose Rafael Leyva, 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 F Street Investments, LLC and against S&J Fix and Flip, LLC, In Rem for the sum of FIFTY THOUSAND TWO HUNDRED & 00/100 (\$50,200.00) Dollars, debt, and TWO HUNDRED FIFTY-FIVE & 00/100 (\$255.00) Dollars, costs, and THREE THOUSAND & 00/100 (\$3,000.00) Dollars, attorney's fees, I have levied upon the following described Real Estate In Rem to wit:

South Half (S 1/2) of Lot Twelve (12) in Block Nine (9) in the Brice and Ong Land Company's Street Railway Addition to Mason City, Iowa
Local address is: 326 14th St NW, Mason City, Iowa 50401

and on the 5th 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, 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 2nd day of January, 2024.

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

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

Kevin Pals
Sheriff of Cerro Gordo County, Iowa

By 
Lon Johnson, Lieutenant Sheriff