

Notice of Sheriff's Levy and Sale

Grundy County Sheriffs Office • 705 8th Street, Grundy Center, IA 50638 • (319) 824-6933

IN THE IOWA DISTRICT COURT FOR GRUNDY COUNTY

STATE OF IOWA)
) SS
GRUNDY COUNTY)

Docket No. (Sale No.) 24-0429(1)
Court No. EQCV060364

Special Execution

PLAINTIFF : NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING

vs.

DEFENDANT : DARREN J. FLATER AKA DARREN FLATER, ALAINA J. FLATER AKA ALAINA FLATER AND PARTIES IN POSSESSION - In Rem

As a result of the judgment rendered in the above referenced court case, an execution was issued by the court to the Sheriff of this county. The execution ordered the sale of defendant(s) Real Estate Property to satisfy the judgment. The property to be sold is:

A tract of land in the SE 1/4 of Section 13, Township 89 North, Range 16, West of the 5th P.M., Grundy County, Iowa, described as commencing at the Northeast corner of said SE 1/4 as a point of beginning; thence West along the Center section line 367 feet; thence South 883 feet; thence East 367 feet; thence North along the East Section line 883 feet to the place of the beginning, EXCEPT of the North 532 feet thereof

Street Address 12643 S Ave Dike, IA 50624

The described property will be offered for sale at public auction for cash only as follows:

| Date of Sale | Time of Sale | Place of Sale |
|--------------|--------------|--|
| 02/18/2025 | 10:00 AM | Grundy County Sheriff's Office 705 8th Street, Grundy Center-IA 50638 Phone (319)824-6933 |

Homestead: Defendant is advised that if the described real estate includes the homestead (which must not exceed 1/2 acre if within a city or town plat, or, if rural, must not exceed 40 acres), defendant must file a homestead plat with the Sheriff within ten (10) days after service of this notice, or the Sheriff will have it platted and charge the costs to this case.

Redemption: After the sale of real estate, defendant may redeem the property within 1 year

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 applicable.

| Judgment Amt | Costs | Accruing Costs | Interest | Attorney |
|--------------|-------|----------------|--|---------------------------------------|
| \$210,946.67 | | PLUS | 3.5% of \$189,361.42 from 11/08/2024 = \$1,852.11 | BENJAMIN W. HOPKINS (515) 222-9400 |

| Date | Sheriff | Deputy |
|------------|---------------------|-----------------------------|
| 11/25/2024 | Kirk A. Dolleslager | By: Chief Deputy Zach Tripp |