

NOTICE OF SHERIFF'S LEVY AND SALE
(Special Execution)

STATE OF IOWA)
) ss.
POWESHIEK COUNTY)

Iowa District Court
COURT CASE # **EQEQ028582**
Poweshiek County

COUNTY BANK
Plaintiff

vs.

Nicholas R Peiffer; Kara Peiffer; City of Grinnell; Andrew Gentry Henderson; First National Bank of Omaha; Capital One Bank, N.A. and State of Iowa
Defendant (Judgment Debtor)

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 to satisfy the judgment. The property to be sold is

THE SOUTH 53 FEET OF THE EAST 130 FEET OF THE EAST HALF OF THE NORTH TWO-FIFTHS OF LOT 6 IN AMELIA J HAMLIN'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 80 NORTH, RANGE 16 WEST OF THE 5TH P.M.

Locally Known as: **1529 West St, Grinnell, IA 50112**

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		
2/25/2026	9:00 a.m.	Poweshiek County Public Safety Building (Conference Room - South Door) 4802 Barnes City Road, Montezuma, Iowa (641) 623-5679		
<div style="margin-top: 10px;"><input checked="" type="checkbox"/> (X) Homestead: Defendant is advised that if the described real estate includes the homestead (which must not exceed ½ 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 costs to this case.</div> <div style="margin-top: 5px;"><input type="checkbox"/> (_) Redemption: After the sale of real estate, defendant may redeem the property within _____</div> <div style="margin-top: 5px;"><input checked="" type="checkbox"/> (X) This sale not subject to redemption.</div> <div style="margin-top: 5px;"><input type="checkbox"/> (_) 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.</div>				
Judgment Amount \$110,958.42	Costs \$15,131.01	Accruing Costs PENDING	Interest at \$ 1.660 per day from 11/1/25	Attorney
Date: <div style="font-size: 1.2em; font-family: cursive;">1-2-26</div>		Sheriff Matthew M. Maschmann Poweshiek County Website: poweshiekcsheriff.com		Deputy <div style="font-size: 1.5em; font-family: cursive;">[Signature] 79-5</div> Matthew Laughlin, Dentons Davis Brown PC 215 10th St, Ste 1300 Des Moines, IA 50309 (515) 288-2500