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

STATE OF IOWA)
) ss.
POWESHIEK COUNTY)

Iowa District Court
COURT CASE # **EQEQ028630**
Poweshiek County

GREENSTATE INSURANCE SERVICE, LLC D/B/A UNIVERSITY OF IOWA COMMUNITY CREDIT UNION
Plaintiff

vs.

Courtney R Heckman; Unk Spouse of Courtney R Heckman, if any; Chollana S Chhouy; Unk Spouse of Chollana S Chhouy, if any; H & R Accounts; Criswell Propane; First State Bank of Lynnville, IA; State of Iowa; all unk parties in possession
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

That portion of Lot A in the Southwest Quarter of the Southwest Quarter of Section Ten, Township Eighty-one North, Range Sixteen West of the 5th P.M., according to the Plat thereof appearing of record in Plat Book D at Page 199, described as follows: Commencing at the Southeast Corner of said Lot A, thence North 9 1/2 Rods, thence West 12 Rods, thence South 9 1/2 Rods, thence E 12 Rods to the place of the beginning.

Locally Known as: **413 320th Ave, 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
12/16/2026	9:00 a.m.	Poweshiek County Public Safety Building (Conference Room - South Door) 4802 Barnes City Road, Montezuma, Iowa (641) 623-5679

(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.

(_) Redemption: After the sale of real estate, defendant may redeem the property within ----------
(X) This sale 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.

Judgment Amount	Costs	Accruing Costs	Interest at	Attorney
$31,212.62	$7,592.04	PENDING	$ 5.770 per day from 2/4/26	
Date: 10/7/26	**Sheriff** Matthew M. Maschmann Poweshiek County **Website:** poweshiekcosheriff.com		Deputy R Dmy See 79-4	Ashley Lemmon, Greenstate Credit Union PO Box 800 North Liberty, IA 52317 (319) 248-7287