

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

STATE OF IOWA                    )  
  ) ss.  
POWESHIEK COUNTY            )

Iowa District Court  
COURT CASE #     **EQEQ028587**  
Poweshiek County

**ROCKET MORTGAGE, LLC**  
Plaintiff

vs.

**Kristi Flanagan; United States of America, Secretary of Housing and Urban Development; Unknown Spouse, if any, of Kristi Flanagan; Parties in Possession; Discover Bank; Portfolio Recovery Associates, LLC**  
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 North 56.25 Feet of Lot Three and the South 14.55 Feet of Lot Four, being in Lester's Subdivision of the West 263.8 Feet of Lot Sixteen in the Subdivision of the Southeast Quarter of the Southeast Quarter and of the West 263.8 Feet of Lots Three, Four and Thirty-five in the Subdivision of the Northeast Quarter of the Southeast Quarter, all in Section Eight, Township Eighty North, Range Sixteen West of the 5th P.M., according to the Plat thereof appearing of record in Book 119 at page 631**

Locally Known as:               **1317 Spring 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
6/17/2026	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 \$168,857.56	Costs \$6,204.32	Accruing Costs PENDING	Interest at \$ 13.300 per day from 3/1/25	Attorney
Date: <i>4-20-26</i>	Sheriff Matthew M. Maschmann Poweshiek County Website: poweshiekcosherriff.com		Deputy 	SouthLaw, P.C. 4601 Westown Pkwy, Ste 250 West Des Moines, IA 50266  (515) 223-7325, ext 365