

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.) 22-0503(1)

Court No. EQCV060091

Special Execution

PLAINTIFF : PEOPLES SAVINGS BANK

vs.

DEFENDANT : HOFF-CO GOLF IOWA, LLC - In Rem

DEFENDANT : COVALT & COMPANY COLORADO PROPERTIES, LLC - In Rem

DEFENDANT : TIMOTHY SCOTT COVALT - In Rem

DEFENDANT : UNITED STATES OF AMERICA INTERNAL REVENUE SERVICE - In Rem

DEFENDANT : ACUSHNET COMPANY - In Rem

DEFENDANT : CENTURY HOMES COMPANY - In Rem

DEFENDANT : GOLD MEDAL GOLF, LLC - In Rem

DEFENDANT : PADCO FINANCIAL SERVICES, INC - 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:

on attached sheet...

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
03/07/2023	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.

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 applicable.

Judgment Amt	Costs	Accruing Costs	Interest	Attorney
\$1,288,533.55	\$255.00	PLUS	\$246.50 per day for 122 days from 11/05/2022 = \$30,073.00	ENGELBRECHT AND BUCHHOLZ, PLLC (319) 352-1148

Date	Sheriff	Deputy
12/06/2022	Kirk A. Dolleslager	By: Chief Deputy Bill Jorgensen

Real Estate Legal Description

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

Docket No. (Sale No.) Document Type Judgement Date

Parcel 971-A located in Tract J of Fox Ridge Addition to City of Dike, Iowa, as shown in Book 73-G, Page 17 of the County Recorder 's office.

AND

Parcel 972-A located in Tract J of Fox Ridge Addition to the City of Dike, Iowa, as shown in Book 73-G, Page 19 of the County Recorder 's office.

AND

Parcel 776-A located in the SW 1/4 of Section 4, Township 88 North, Range 15 West of the 5th P.M., Dike, Grundy County, Iowa, as shown in Book 73-F, Page 187 of the County Recorder's Office; AND that portion of vacated 165th St., originally established on August 11, 1902 (see Road Record, Road 283, Page 8) all lying in Sections 4 and 5, Township 88 North, Range 15 West of the 5th P.M. , in Grundy County, Iowa, described as follows: Beginning at a point on the N line of the SE 1/4 of said Section 5, said point being 423.13 feet E of the NW corner of the SE 1/4 of said Section 5; thence N89°43'09" E on the N line of the SE 1/4 of said Section 5 and the N line of the SW 1/4 of said Section 4 a distance of 2,791.14 feet to the present Northwesterly right-of-way line of U.S. Hwy 20; thence S74° 00'09" W on the present Northwesterly right-of-way line of U.S. Hwy 20 a distance of 121.83 feet to the S right -of-way line of 165th St.; thence S89°43'09 " W on the s right-of-way line of 165th St. a distance 2674.01 feet; thence N00°00'46" W a distance of 33.00 feet to the point of beginning.

AND

Parcel 777-A located in the SE 1/4 of Section 5, Township 88 North, Range 15 West of the 5th P.M. , Grundy County, Iowa, as shown in Book 73-F, Page 189 of the County Recorder's Office; AND that portion of vacated 165th St., originally established on August 11, 1902 (see Road Record, Road 283, Page 8) all lying in Sections 4 and 5, Township 88 North, Range 15 West of the 5th P.M., in Grundy County, Iowa, described as follows: Beginning at a point on the N line of the SE 1/4 of said Section 5, said point being 423.13 feet E of the NW corner of the SE 1/4 of said Section 5; thence N89°43'09" E on the N line of the SE 1/4 of said Section 5 and the N line of the SW 1/4 of said Section 4 a distance of 2,791.14 feet to the present Northwesterly right-of-way line of U.S. Hwy 20; thence S74°00'09" W on the present Northwesterly right-of-way line of U.S. Hwy 20 a distance of 121.83 feet to the S right-of-way line of 165th St.; thence S89°43'09" W on the S right-of-way line of 165th St. a distance 2674.01 feet; thence N00°00'46" W a distance of 33.00 feet to the point of beginning.

AND

Lot 87 and Tracts F, I, K and N of Fox Ridge Addition in the City of Dike, Grundy County, Iowa, EXCEPT property conveyed to the State of Iowa and described as follows: A parcel of land located in part of the SW 1/4 NWfrl 1/4 and partly in the SE 1/4 NWfrl 1/4, all in Section 4, Township 88 North, Range 15 West of the 5th P.M., Grundy County, Iowa; Beginning at the Center of said Section 4; thence S89°07' W, 2057. 0 feet on the S line of said NWfrl 1/4; thence N64°57.5' E, 357.7 feet, thence E 1266.2 feet along a 5908.8 foot radius curve concave Southerly, the chord for which bears N79°18.5' E, and has a length of 1263.7 feet; thence N81°17' E, 340.3 feet; thence N79°01.5' E, 154.1 feet to the E line of the SE 1/4 NWfrl 1/4 of said Section 4; thence S00°25' E 434.9 feet on said E line to the point of beginning; AND EXCEPT Parcels 973-A located in said Tract K as shown in Book 73-G, Page 21 of the County Recorder's Office; AND EXCEPT Parcel 970-A located in said Tract I as shown in Book 73-G, Page 15 of the County Recorder's Office; AND EXCEPT Parcel 871-A located in said Tract K as shown in Book 73-F, Page 345 of the County Recorder's Office; AND EXCEPT Parcel 502-B located in said Tract K as shown in Book 73-J, Page 46 of the County Recorder's Office; AND That portion of vacated 165th St. located in Tract G, Fox Ridge Addition, City of Dike, Grundy County, Iowa, described as follows: Beginning at a point on the S line of the NEfrl 1/4 of Section 5, Township 88 North, Range 15 West of the 5th P.M. , said point being 423.13 feet E of the SW Corner of the NEfrl 1/4 of said Section 5; thence N00°00'46" W a distance of 33.0 feet to the N line of said Tract G (also being the N right-of-way line of 165th St.) a distance of 2864.37 feet to the present Northwesterly right-of-way line of the U.S. Hwy 20; thence S65°30'28" W on the present Northwesterly right-of-way line of U.S. Hwy 20 a distance of 80.46 feet to the S line of said Tract G (also being the S line of the NWfrl 1/4 of said Section 4); thence S89°43'09" W of the S line of said Tract G (also being the S line of the NWfrl 1/4 of said Section 4 and the S line of the NEfrl 1/4 of said Section 5) a distance of 2791.14 feet to the point of beginning.

Street Address