

**Notice of Sheriff's Levy and Sale  
IN THE IOWA DISTRICT COURT IN AND FOR SIOUX COUNTY**

STATE OF IOWA  
SIOUX COUNTY

}

Iowa District Court Sioux County

Case #: **EQCV028315**

Civil #: **22-000254**

PRIMEBANK INC  
VS

B-40 FARMS, LLC, an Iowa limited liability company; SCOTT L. TE GROOTENHUIS, individually; MICHELLE M. TE GROOTENHUIS, individually; WILLARD TE GROOTENHUIS as trustee of the WILLARD TE GROOTENHUIS REVOCABLE TRUST DATED APRIL 25, 2013; and WILLARD TE GROOTENHUIS REVOCABLE TRUST DATED APRIL 25, 2013; AND AAA COLLECTIONS INC, A SOUTH DAKOTA CORPORATION

- Special Execution  
 General Execution  
 Other

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  
 Personal Property  
 Described Below  
 On attached sheet:

To satisfy the judgment. The Property to be sold is

EACH PARCEL WILL BE SOLD SEPERATELY.

**PARCEL A:**

The West 675 feet of the North 420 feet of the NW 1/4 NW 1/4 of Section 8, Township 95 North, Range 43 West of the 5th P.M., subject to public highways ... AND That part of the NW 1/4 NW 1/4 of Section 8, Township 95 North, Range 43 West of the 5th P.M., designated Parcel A as shown by Plat of Survey recorded in the 2005 File - Card No. 41, subject to public highways. The Real Property or its address is commonly known as 4213 400th Street, Hospers, IA 51238 .

**PARCEL B:**

The East 360 feet of the South 475 feet of the North 811.6 feet of the NE 1/4 SE 1/4 of Section 16, Township 96 North, Range 43 West of the 5th P.M., subject to public highway. The Real Property or its address is commonly known as 3555 Lily Avenue, Sheldon, IA 51201.

Property Address: **4213 400 ST, HOSPERS, IA 51238 & 3555 LILY AVENUE, SHELDON, IA 51201**

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

Sale Date    Sale Time    Place of Sale

**07/26/2022    10:30    SIOUX COUNTY SHERIFF'S OFFICE LOBBY, 4363 IRONWOOD AVE, ORANGE CITY, IA 51041**

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 7/26/2023

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	Sheriff's Fees	Attorney JOHN O'BRIEN 1700 LINCOLN ST SUITE 200C DENVER, CO 80203 (303)839-3800
\$ 5,970,713.88	\$ 0.00	PLUS	\$ 2,370,403.08	Pending	
Date	DAN ALTENA				
06/20/2022	SIOUX COUNTY SHERIFF				

*Captain Altena*