

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

STATE OF IOWA  
CASS COUNTY

}

Iowa District Court Cass County

Case #: **EQCV026529**

Civil #: **25-000456**

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING  
VS  
TIMOTHY A. SHINKLE; MONICA SHINKLE; DIANE M. SHINKLE; H&R  
ACCOUNTS, INC.

- ☒ 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

The West Ninety-eight (98) feet of Lots Twenty-three (23) and Twenty-four (24) in Block Sixteen (16) in the Town (now City) of Atlantic, Cass County, Iowa.

Property Address: **300 ELM ST., ATLANTIC, IOWA 50022**

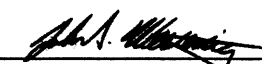
The described property will be offered for sale at public auction for cash only as follows:

Sale Date    Sale Time    Place of Sale

**10/14/2025    10:00    CASS COUNTY SHERIFF'S OFFICE, ATLANTIC, IA 50022**

- ☐ 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 \_\_\_\_\_
- ☒ 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
\$ 25,712.36	\$ 17,417.59	PLUS	\$ 1,980.90	Pending	MATTHEW E. LAUGHLIN
Date	JOHN WESTERING				215 10TH STREET, SUITE 130
08/25/2025	CASS COUNTY SHERIFF				DES MOINES, IA 50309
			John Westering		(515)288-2500