

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

STATE OF IOWA
 WINNEBAGO COUNTY

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Iowa District Court Winnebago County

Case #: **EQCV018265**

Civil #: **23-000061**

US BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL
 CAPACITY BUT SOLEY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION
 TRUST
 VS
 GARY E SHELDAHL ELEANER J SHELDAHL AND PARTIES IN
 POSSESSION

- 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

LOT ONE (1) IN RIVER OAKS SUBDIVISION IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP NINETY-EIGHT (98) NORTH, RANGE TWENTY-FOUR (24) WEST OF THE 5TH P.M., WINNEBAGO COUNTY, IOWA. SAID TRACT OF LAND ALSO DESCRIBED AS THAT PART OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP NINETY-EIGHT (98) NORTH, RANGE TWENTY-FOUR (24), WEST OF THE FIFTH PRINCIPAL MERIDIAN, WINNEBAGO COUNTY, IOWA, DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY-THREE (23), THENCE NORTH 90 DEGREES 00'00" EAST, 1346.96 FEET ON THE NORTH LINE OF SAID SECTION TWENTY-THREE (23), THENCE SOUTH 00 DEGREES 00'00" WEST 217.68 FEET TO AN IRON PIN AND THE POINT OF BEGINNING; THENCE SOUTH 25 DEGREES 59'43" WEST 252.68 FEET; THENCE NORTH 79 DEGREES 44'52" WEST 347.14 FEET; THENCE NORTH 28 DEGREES 12'50" EAST 185.84 FEET; THENCE NORTH 89 DEGREES 45'13" EAST 364.49 FEET TO THE POINT OF BEGINNING.

Property Address: **36786 HOLTON LANE, FOREST CITY, IOWA 50436**

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

Sale Date	Sale Time	Place of Sale
05/18/2023	13:30	WINNEBAGO COUNTY SHERIFF'S OFFICE, 935 HIGHWAY 69 N, FOREST CITY, IA 50436

- 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
\$ 101,229.82	\$ 39,925.15	PLUS	\$ 1,670.96	Pending	
Date	STEVEN V HEPPERLY				215 10TH STREET SUITE 130 DES MOINES, IA 50309 (515)246-7828
02/16/2023	WINNEBAGO COUNTY SHERIFF _____				