

Notice of Sheriff's Levy and Sale

UNION COUNTY SHERIFF'S OFFICE • 302 N PINE STREET, CRESTON, IA 50801 • (641) 782-7322

IN THE IOWA DISTRICT COURT FOR UNION COUNTY

STATE OF IOWA)

UNION COUNTY)

)
) **SS**
)

Docket No. (Sale No.) 25-0385(1)

Court No. EQCV019801

Publish Dates

05/30/2025

06/06/2025

SPECIAL EXECUTION

PLAINTIFF: US BANK TRUST NA NOT IN ITS INDIVIDUAL COPACITY BUT SOLEY AS
OWNER TRUSTEE FOR RCF 2 ACQUISITION TR

vs.

DEFENDANT: ABELL, KATHLEEN KAY F/K/AKATHLEEN KAY HERZBERG A/K/A KATHLEEN
ABELL

DEFENDANT: RMH INC DBA MOUNT AYR HEALTH CARE CENTER

DEFENDANT: PARTIES IN POSSESSION

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) rights, title, and interest in Real Estate Property to satisfy the judgment. The property to be sold is:

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER NW 1/4 SE 1/4 NW 1/4
(EXCEPT THE WEST 55 FEET THEREOF), IN SECTION 16, TOWNSHIP SEVENTY-TWO NORTH, RANGE TWENTY-NINE
RANGE 29 WEST OF THE 5TH P.M., IN UNION COUNTY, EXCEPT HIGHWAY

Street Address 1832 CREAMERY RD AFTON, IA 50830

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
07/15/2025	10:00 AM	EAST STEPS INSIDE THE UNION COUNTY COURTHOUSE CRESTON, IOWA.

☒ 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
\$156,840.75	\$19,270.20	PLUS	6.25 5 PER ANNUM FROM JANUARY 31, 2025 UNTIL SATISFIED	DENTONS DAVIS BROWN PC (515) 288-2500
Date	Sheriff	Deputy		
05/28/2025	BRIAN BOLTON			