

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

)
) SS
)

Docket No. (Sale No.) 25-0590(1)

Court No. EQCV019880

Publish Dates

08/29/2025

09/05/2025

UNION COUNTY

SPECIAL EXECUTION

PLAINTIFF: US BANK TRUST NA NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS
OWNER TRUSTEE FOR RCF2 ACQUISITION TRST

vs.

DEFENDANT: ROBERTS,CAROL A AKA CAROL ROBERTS

DEFENDANT: GREEN VALLEY PEST CONTROL & LAWN CARE

DEFENDANT: EQUICREDIT CORP OF AMERICA

DEFENDANT: THE BANK OF NEW YORK MELLON,FKA THE BANK OF NEW YORK, AS
TRUSTEE FOR THE HOLDERS OF THE EQCC ASSET BACKED CERTIFICATES
SERIES 2001-1F

DEFENDANT: CITIBANK NA,AS TRUSTEE ON BEHALF OF THE NRZ PASS-THROUGH TRUST
VI

DEFENDANT: US BANK TRUST NA NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS
TRUSTEE OF NRZ PASS-THROUGH TRUST VII

DEFENDANT: US BANK TRUST NA NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS
TRUSTEE OF NRZ PASS-THROUGH TRUST VII

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 WEST ONE-HALF (1/2) OF BLOCK NUMBERS FIVE (5), EXCEPT THE SOUTH SIXTY (60) FEET AND EXCEPT THE NORTH ONE-HUNDRED (100) FEET THEREOF IN MCDONALD'S NORTH ADDITION, SECTION "C" CRESTON, UNION COUNTY, IOWA

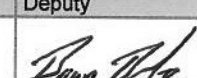
Street Address 619 N CHERRY ST CRESTON, IA 50801

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 |
|--------------|--------------|--|
| 10/07/2025 | 10:00 AM | LAW CENTER LOBBY 302 N PINE ST CRESTON, IA 50801 |

☒ 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 |
|--------------|--------------|--|---|-------------------------------|
| \$13,090.86 | \$59,039.04 | PLUS | 13.04 % PER ANNUM FROM JULY 31, 2025 UNTIL SATISFIED | PETOSA LAW LLP (515) 222-9400 |
| Date | Sheriff | Deputy | | |
| 08/20/2025 | BRIAN BOLTON |  | | |