

# Notice of Sheriff's Levy and Sale

HARDIN COUNTY SHERIFFS OFFICE • 1116 - 14TH AVE., ELDORA, IA 50627 • (641) 939-8191

## IN THE IOWA DISTRICT COURT FOR HARDIN COUNTY

STATE OF IOWA )  
 ) SS  
COUNTY OF HARDIN )

Docket No. (Sale No.) 26-0063(1)  
Court No. EQCV102232

### SPECIAL EXECUTION

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2003-2

vs.

DUNCAN, FRANK, PARTIES IN POSSESSION and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC

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:

LOT 4, BLOCK 2, ESTES PLACE ADDITION, IOWA FALLS, HARDIN COUNTY, IOWA

Street Address 319 JASON, IOWA FALLS, IA 50126

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
03/03/2026	11:00 AM	Lobby of the Hardin County Law Enforcement Center 1116 14th Avenue Eldora, IA 50627

☒ 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
\$31,271.35	\$495.00	\$2,316.21	11.875% of \$25,175.45 from 12/05/2024 = \$3,710.36	PETOSA LAW LLP (515) 222-9400

Date	Sheriff	Deputy
01-21-2026	David L. McDaniel	James S. Holmes

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Posted notice at three public places in above county, one of which was at the place where the last District Court was held.

Date Notice Posted \_\_\_\_\_ By \_\_\_\_\_

Debtor not in possession of real estate listed on reverse side.

Date Property Viewed \_\_\_\_\_ By \_\_\_\_\_

Published In TIMES CITIZEN \_\_\_\_\_

D1 \_\_\_\_\_ D2 \_\_\_\_\_

Encumbrance Book Entry Date \_\_\_\_\_ Docket \_\_\_\_\_ Page \_\_\_\_\_  
By \_\_\_\_\_