Notice of Sheriff's Levy and Sale

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

IN THE DISTRICT COURT FOR COUNTY

STATE OF IOWA)
) **SS**
COUNTY OF HARDIN)

Docket No. (Sale No.) 26-1170(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.
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, PARTIES IN POSSESSION and DUNCAN,FRANK

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
12/01/2026	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	$575.00	$2,911.95	11.875% of $25,175.45 from 12/05/2024 = $5,946.41 AND 11.875% of $25,175.45 from 12/05/2024 = $5,946.41	PETOSA LAW LLP (515) 222-9400

Date	Sheriff	Deputy
10-20-2026	David L. McDaniel	James D. Holmes