

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

STATE OF IOWA
CASS COUNTY

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Iowa District Court Cass County

Case #: **EQCV026567**

Civil #: **25-000590**

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLEY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST
VS

BENJAMIN M. DEAL; WHITNEY DEAL A/K/A WHITNEY MARIE DEAL, N/K/A
WHITNEY MARIE ANDERSON; UNKNOWN SPOUSE, IF ANY, OF
BENJAMIN M. DEAL; UNKNOWN SPOUSE, IF ANY, OF WHITNEY DEAL;
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

PARCELA OF THE NW 1/4 OF THE NWFRL 1/4 OF SECTION 3-77-37, WEST OF THE 5TH P.M., CASS COUNTY,
IOWA, AS SHOWN IN PLAT BOOK 4, PAGE 244.

Property Address: **50100 570TH ST, MARNE, IA 51552**

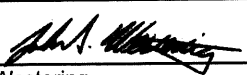
The described property will be offered for sale at public auction for cash only as follows:

Sale Date Sale Time Place of Sale

12/09/2025 10:00 CASS COUNTY SHERIFF'S OFFICE, ATLANTIC, IA 50022

- ☐ 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
\$ 21,993.10	\$ 11,765.25	PLUS	\$ 1,158.10	Pending	RICHARD REINBLATT
Date	JOHN WESTERING				10855 W DODGE RD, STE 250
10/27/2025	CASS COUNTY SHERIFF				OMAHA, NE 68154
			John Westering		(402)342-4644