

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 #: **EQCV026558**

Civil #: **25-000539**

U.S. BANK NATIONAL ASSOCIATION
VS

DARREN L. RUGGLES; SPOUSE OF DARREN L. RUGGLES, IN ANY;
TRISHA ANN ARDILLA BUCHOLZ F/K/A TRISHA A. RUGGLES; SPOUSE OF
TRISHA ANN ARDILLA BUCHOLZ F/K/A TRISHA A. RUGGLES, IF ANY; AND
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

THE NORTH 50 FEET OF LOTS 17, 18, 19 AND 20, IN BLOCK 10 IN THE TOWN OF GRISWOLD, CASS COUNTY,
IOWA

Property Address: **306 MONTGOMERY, GRISWOLD, IA 51535**

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

Sale Date	Sale Time	Place of Sale
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11/18/2025	10:00	CASS COUNTY SHERIFF'S OFFICE, ATLANTIC, IA 50022
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☐ 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
\$42,581.61	\$10,608.09	PLUS	\$4,617.42	Pending	MATTHEW E. ECK
Date	JOHN WESTERING				421 WEST BROAD WAY, STE 401
10/08/2025	CASS COUNTY SHERIFF				COUNCIL BLUFFS, IA 51503
			John Westering		(712)256-5566