

## Notice of Sheriff's Levy and Sale

IOWA COUNTY SHERIFFS OFFICE • 960 FRANKLYN AVENUE, MARENGO, IA 52301 • (319) 642-3496

### IN THE IOWA DISTRICT COURT FOR IOWA COUNTY

STATE OF IOWA

IOWA COUNTY

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) SS  
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Docket No. (Sale No.) 26-00040(1)

Court No. EQCV025288

### NOTICE OF LEVY

PLAINTIFF: U.S. BANK TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL  
CAPACITY BUT SOLELY AS TRUSTEE FOR PL PRETIUM TRUST

VS.

DEFENDANT: NICOLE R. MANGOLD, RYAN D. RUTH, SPOUSE OF RYAN D. RUTH,  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR  
OPEN MORTGAGE LLC, AND PARTIES IN POSSESSION - IN REM

As a result of the judgement 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 FOUR (4), BLOCK SIX (6) MATHES' SECOND ADDITION TO THE CITY OF MARENGO, IOWA.

Street Address LOCALLY KNOWN AS 1425 WESTERN AVE., MARENGO, IOWA 52301

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                        |
|-----------------------|---------------------|--------------------------------------|
| <del>10/07/2026</del> | <del>09:00 AM</del> | <del>COURTHOUSE, MARENGO, IOWA</del> |

☒ 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.

☒ 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                              |
|--------------|----------|----------------|-------------------------------------------------------|---------------------------------------|
| \$195,631.54 | \$315.00 | PLUS           | 7.25% of \$169,730.36 from 02/13/2026 =<br>\$7,956.40 | THE SAYER LAW GROUP (319)<br>234-2530 |

| Date       | Sheriff           | Deputy                                 |
|------------|-------------------|----------------------------------------|
| 08/04/2026 | TODD J. SAUERBREI | JUSTIN PARSONS BY JESSICA J. STOHLMANN |

**\*\*CANCELED\*\***