

Notice of Sheriff's Levy and Sale

STATE OF IOWA, Cerro Gordo COUNTY, ss. Court Case #EQCV073812

To: Rebecca A. Ball; Scott T. Ball; U.S. Bank National Association as Trustee for the holders of Terwin Mortgage Trust 2004-18SL, Asset-Backed Certificates TMTS Series 2004-18SL; and Parties in Possession

You are hereby notified that by virtue of a special execution, to me directed, and issued out of the office of the Clerk of the District Court of the State of Iowa, within and for Cerro Gordo County, upon a judgment rendered in said Court in favor of U.S. Bank Trust, N.A., as Trustee of the Bungalow Series IV Trust and against Rebecca A. Ball and Scott T. Ball, In Rem for the sum of ONE HUNDRED SEVENTY-ONE THOUSAND NINE HUNDRED SEVENTY-SEVEN & 28/100 (\$171,977.28) Dollars, debt, and TWO HUNDRED FIFTY-FIVE & 00/100 (\$255.00) Dollars, costs, and FOUR THOUSAND FOUR HUNDRED SEVENTY-FIVE & 50/00 (\$4,475.50) Dollars, attorney's fees, I have levied upon the following described Real Estate In rem to wit:

Lot Eighteen (18) in Felker's Addition to Cerro Gordo County, Iowa, according to the recorded Plat thereof.
Local Address: 2737 1st Street SW, Mason City, Iowa

and on the 12th day of March, 2026, at 10:00 o'clock AM, at the front door of the Cerro Gordo County Law Enforcement Complex, 17262 Lark Avenue, Mason City, Cerro Gordo County, Iowa, I will proceed to sell the same in satisfaction of said execution, together with all legal costs accruing.

 Redemption: After sale of real estate, may redeem the property within

 X This sale is not subject to redemption.

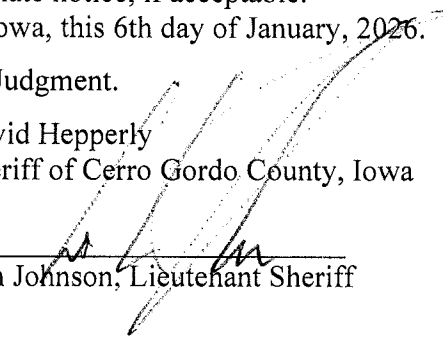
 X Property exemption: Certain money or property may be exempt. Contact your attorney promptly to review specific provisions of the law and file appropriate notice, if acceptable.

Dated at the Sheriff's Office in Mason City, Iowa, this 6th day of January, 2026.

Terms of Sale: Cash, Certified Check or Receipt on Judgment.

Emily Bartekoske
SouthLaw, P.C.
4601 Westown Parkway, Suite 250
West Des Moines, Iowa 50266
Attorneys for the Plaintiff

David Hepperly
Sheriff of Cerro Gordo County, Iowa

By 
Lon Johnson, Lieutenant Sheriff