

POCAHONTAS COUNTY SHERIFF'S OFFICE

STEVEN E NELSON, SHERIFF

99 Court Square Ste #9

POCAHONTAS, IA 50574

(712) 335-3308

Sheriff's Sale Notice

STATE OF IOWA
POCAHONTAS COUNTY

}

☒ No Redemption
☐ Redemption.

Case #: EQCV127141

Civil #: 25-000271

Notice is Hereby Given for Public Auction

Date of Sale Time of Sale Place of Sale

10/01/2025

10:00

POCAHONTAS CO COURTHOUSE, 99 COURT SQUARE, POCAHONTAS, IA 50574

To be sold to the highest bidder, for cash, the following described property, levied upon and taken by virtue of Special Execution Order issued from the office of the Clerk of District Court,

within and for the County of POCAHONTAS State of Iowa, in favor of:

US BANK NATIONAL ASSOCIATION

and against the ☒ Real Estate Described herein ☐ Personal Property described here in ☐ Other

to wit: all of the rights, title and interest of the said Defendants,

GEORGE, RYAN J; UNKNOWN SPOUSE IF ANY OF GEORGE, RYAN J; PARTIES IN POSSESSION

in and to the following described property, situated in POCAHONTAS COUNTY

Legal Description on Attached Sheet

Property Address: 311 NW 3RD ST, POCAHONTAS, IA 50574

| | | | | | |
|-----------------|---------------------------|----------------|------------|----------------|--|
| Judgment Amount | Costs | Accruing Costs | Interest | Sheriff's Fees | Attorney RICHARD REINBLATT 10855 W DODGE RD, STE 250 OMAHA, NE 68154 (402)342-4644 |
| \$32,073.22 | \$4,231.28 | PLUS | \$1,247.34 | Pending | |
| Date | STEVEN E NELSON | | | | |
| 08/05/2025 | POCAHONTAS COUNTY SHERIFF | | | | |

Lots Nine (9) and Ten (10) in the Auditor's Plat of Lot Thirty-eight (38) of the Auditor's Plat of the unplatted portion of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-one (31), Township Ninety-two (92) North, Range Thirty-two (32) West of the 5th Principal Meridian, Pocahontas County, Iowa.

More Correctly Known As:

**Lots Nine (9) and Ten (10) in the Auditor's Plat of Lot Thirty-eight (38) of the Auditor's Plat of the unplatted portion of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-one (31), Township Ninety-two (92) North, Range Thirty-two (32), West of the 5th P.M., Pocahontas County, Iowa
Street Address: 311 NW 3rd St, Pocahontas, IA 50574**