

Notice of Sheriff's Levy and Sale

BENTON COUNTY SHERIFF • 113 E 3RD STREET, VINTON, IA 52349 • (319)472-2337

IN THE IOWA DISTRICT COURT FOR BENTON COUNTY

STATE OF IOWA)
) SS
 BENTON COUNTY)

Docket No. (Sale No.) 2026-0691(1)
 Court No. EQCV011026

SPECIAL EXECUTION

PLAINTIFF : U.S. BANK N.A.

vs.

DEFENDANT : COLETTE M. BARKDOLL AND UNKNOWN HEIRS, DEVISEES, CREDITORS, AND
 OTHER CLAIMANTS WITH AN INTEREST IN THE PROPERTY OF WILLIAM J.
 BARKDOLL, DECEASED; - IN REM

DEFENDANT : DALLAS BARKDOLL - IN REM

DEFENDANT : DUSTIN BARKDOLL - IN REM

DEFENDANT : VANESSA KEARNS - IN REM

DEFENDANT : STATE OF IOWA - IN REM

DEFENDANT : DEPARTMENT OF REVENUE - IN REM

DEFENDANT : GREENSTATE CREDIT UNION, FKA UNIVERSITY OF IOWA COMMUNITY
 CREDIT UNION - IN REM

DEFENDANT : UNKNOWN SPOUSE, IF ANY OF COLETTE M. BARKDOLL - IN REM

DEFENDANT : UNKNOWN SPOUSE, IF ANY, OF DUSTIN BARKDOLL - IN REM

DEFENDANT : UNKNOWN SPOUSE, IF ANY, OF VANESSA KEARNS - IN REM

DEFENDANT : UNKNOWN SPOUSE, IF ANY, OF WILLIAM J. BARKDOLL - IN REM

DEFENDANT : UNKNOWN SPOUSE, IF ANY, OF DALLAS BARKDOLL - IN REM

DEFENDANT : PARTIES IN POSSESSION - IN REM

DEFENDANT : ABSOLUTE RESOLUTIONS INVESTMENTS, LLC - IN REM

DEFENDANT : CAPITAL ONE BANK (USA), N.A. - IN REM

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) rights, title, and interest in Real Estate Property to satisfy the judgment. The property to be sold is:

Lot One (1), Block Six (6), Robertson's Second Addition to Garrison, Iowa

Street Address 200 Elm St, Garrison, IA 52229

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
05/13/2026	10:00 AM	113 E. 3RD STREET, VINTON IA 52349

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
\$50,564.08		PLUS	plus interest on the principal at the contract rate of 10.5% from and after July 15, 2024 until paid in full	SOUTHLAW PC (913) 663-7600

Date	Sheriff	Deputy
03/26/2026	DAVID B. UPAH	

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Posted notice at three public places in above county, one of which was at the place where the last District Court was held.

Date Notice Posted By

Debtor not in possession of real estate listed on reverse side.

Date Property Viewed By

Published In

D1 D2

Encumbrance Book Entry Date Docket Page
By