

# SHERIFF'S SALE

## EQCV025068

### NOTICE OF SHERIFF'S LEVY AND SALE

WRIGHT COUNTY SHERIFFS  
OFFICE, 719 2ND ST SW, PO  
BOX 348, CLARION, IA 50525  
(515) 532-3722

IN THE IOWA DISTRICT COURT  
FOR WRIGHT COUNTY  
STATE OF IOWA  
WRIGHT COUNTY

Case# EQCV025068

Docket No. (Sale No.) 22-0681(1)  
Special Execution

THE BANK OF NEW YORK  
MELLON F/K/A THE BANK OF  
NEW YORK, AS SUCCESSOR  
IN INTEREST TO JPMORGAN  
CHASE BANK, AS TRUSTEE  
FOR CENTEX HOME EQUITY  
LOAN TRUST 2004-B

VS

ALL OF THE UNKNOWN  
CLAIMANTS, INCLUDING BUT  
NOT LIMITED TO ALL OF THE  
UNKNOWN HEIRS, SPOUSES,  
ASSIGNEES, GRANTEEES, LEG-  
ATEES, DEVISEES AND BENE-  
FICIARIES OF ROSETTA CAROL  
DONALDSON AKA ROSETTA C.  
DONALDSON, DECEASED, MI-  
CHELLE EVANS, KRISTINA DON-  
ALDSON, STATE OF IOWA, IOWA  
DEPARTMENT OF REVENUE  
AND FINANCE AND PARTIES IN  
POSSESSION - 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

THE WEST 85 FEET OF LOT  
TWELVE (12) AND THE WEST  
85 FEET OF THE NORTH  
ONE-HALF (N 1/2) OF LOT  
ELEVEN (11), BLOCK FOR-  
TY-THREE (43), FIRST RAIL-  
WAY ADDITION TO EAGLE  
GROVE, WRIGHT COUNTY,  
IOWA

Street Address: 420 NORTH  
CADWELL AVENUE, EAGLE  
GROVE, IA 50533

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

Sale Date 01/17/2023

Sale Time 10:00 AM

Place of Sale WRIGHT COUNTY  
SHERIFF'S OFFICE 719 2ND ST  
SW CLARION, IA 50525

This sale not subject to Redemp-  
tion.

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 appli-  
cable.

Judgment Amount \$36,920.43

Costs \$255.00

Accruing Costs \$8,316.17

Interest 9.49% of \$34,320.43 TO  
AND FROM 07/26/2022 = \$8832.66

Attorney: PETOSA LAW LLP  
(515) 222-9400

Date: 10/11/2022

Sheriff Jason Schluttenhofer

Deputy Brenda Maxheimer

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