

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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