

NOTICE OF SHERIFF'S LEVY AND SALE

IN THE IOWA DISTRICT COURT FOR WAPELLO COUNTY

COURT CASE #EQEQ113551
WAPELLO COUNTY

- Special Execution
 General Execution
 Other

THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS SUCCESSOR IN INTEREST TO ALL PERMITTED SUCCESSORS AND ASSIGNS OF JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR MASTR ALTERNATIVE LOAN TRUST 2005-2, MORTGAGE PASS THROUGH CERTIFICATE, SERIES 2005-2

Plaintiff(s)

VS.

Unknown Heirs and Legatees of Charles Richard Creech a/k/a Charles R. Creech; AHEAD RHTF; Iowa Department of Revenue; State of Iowa - Estate Recovery Program; Unknown Spouse (if any) of Charles Richard Creech a/k/a Charles R. Creech; and Parties in Possession

Defendant(s)

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 the defendant(s)

Real Estate Personal Property Described Below On Attached Sheet

to satisfy the judgment. The property to be sold is

JUDGMENT IN REM

LOT 195 IN JEFFERSON PARK ADDITION TO THE CITY OF OTTUMWA, WAPELLO COUNTY, IOWA

Local Address: 603 S. Adella Street, Ottumwa

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

Date of Sale: 11/08/2023 Time of Sale: 10:15 A.M. Place of Sale: 330 W. 2nd Street
2ND Floor, Wapello Co Sheriff's Office

Homestead: Defendant is advised that if the described real estate includes the homestead (which must not exceed ½ acre if within a city or town plat, or, if rural must not exceed 40 acres), defendant must file a homestead plat with the Sheriff within ten (10) days after service of this notice, or the Sheriff will have it platted and charge the costs to this case

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

This is not subject to redemption.

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

Judgment Amount \$16,404.51 Costs \$24,645.76 Accruing Costs Pending Interest \$1,992.85

% from 6.8750% 06/01/2022

Attorney: Chris Irk

Date: 09/19/2023

/s/ Donald Phillips
Donald Phillips, Sheriff
Wapello County, Iowa