

NOTICE OF SHERIFF'S LEVY AND SALE

IN THE IOWA DISTRICT COURT FOR WAPELLO COUNTY

COURT CASE #EQEQ113715
WAPELLO COUNTY

- Special Execution
 General Execution
 Other

MCLP ASSET COMPANY, INC.

Plaintiff(s)

VS.

JOHN ROCK; ANGEL ROCK; SPOUSE OF ANGEL ROCK AND MELISSA L. ROCK

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

Local Address: 703 McKinley Ave., Ottumwa

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

Date of Sale: 05/22/2024 Time of Sale: 10:00 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 \$90,060.54 Costs \$40,533.88 Accruing Costs Pending Interest \$3,535.70

% from 5.25% 08/31/2023

Attorney: Matthew E. Laughlin

Date: 02/26/2024

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

Lot One (1) of Mowrey, Asbury and Hackworth's Subdivision of Block Ten (10) of West of Ottumwa Addition to the City of Ottumwa, as now laid out on the South Half of the Northwest Quarter and the South 30 feet of the North Half of the Northwest Quarter of Section 26, Township 72 North, Range 14 West of the 5th Principal Meridian, in Wapello County, Iowa. Also, an adjacent parcel of land which is fully described as follows, to wit:

Beginning at a

point on the North line of Asbury Avenue that is 8 feet West of the Southwest Corner of said Lot 1 of said Subdivision; thence North to a point that is 8 feet West of the Northwest Corner of said Lot 1 of said Subdivision; thence East a distance of 8 feet to said Northwest Corner of said Lot 1; thence South to the Southwest Corner of said Lot 1; thence West along the said North line of Asbury Avenue to the point of beginning. Subject to easements of record. Also beginning at the Southeast Corner of Lot 1 in Block 10 of Mowrey, Asbury and Hackworth Sub. Of West Ottumwa Addition; thence South a distance of 25 feet to the center of vacated Asbury Avenue; thence West a distance of 142 feet, parallel to the South line of said Lot 1; thence North, a distance of 142 feet, parallel to the South line of said Lot 1; thence North, a distance of 25 feet to the North right of way line of vacated Asbury Avenue; thence East, a distance of 142 feet along the South line of said Lot 1 to the point of beginning, all located in the Northwest Quarter of Section Twenty-six (26), Township Seventy-two (72) North, Range Fourteen (14) West of the 5th P.M. in the City of Ottumwa, Wapello County, Iowa. AND

Lot 24 of Mowrey, Asbury and Hackworth's Subdivision of Block 10 of West Ottumwa Addition to the City of Ottumwa as now laid out on the South Half of the Northwest Quarter of Section 26, Township 72 North, Range 14 West of the 5th P.M., in Wapello County, Iowa. ALSO

An adjacent parcel of land which is fully described as follows: Beginning at a point on the North line of Asbury Avenue that is 8 feet East of the Southeast corner of said Lot 24 of said Subdivision; thence West along said North line of Asbury Avenue a distance of 8 feet to the said Southeast corner of said Lot 24; thence North to the Northeast corner of said Lot 24; thence East a distance of 8 feet; thence South to the point of beginning. Subject to easements of record.

ALSO

Beginning at the Southwest corner of Lot Twenty-four (24), Block Ten (10), of Mowrey, Asbury & Hackworth's Subdivision of West Ottumwa Addition; thence East along the North line of vacated Asbury Avenue a distance of 140 feet; thence South a distance of 25 feet to the center of vacated Asbury Avenue; thence West a distance of 140 feet to the East line of Overman Avenue; thence North a distance of 25 feet to the Southwest corner of said Lot 24 and the point of beginning, all located in the Northwest Quarter (NW 1/4) of Section 26, Township 72 North, Range 14 West of the 5th P.M., in the City of Ottumwa, Wapello County, Iowa.