

Notice of Sheriff's Levy and Sale

Grundy County Sheriffs Office • 705 8th Street, Grundy Center, IA 50638 • (319) 824-6933

IN THE IOWA DISTRICT COURT FOR GRUNDY COUNTY

STATE OF IOWA)
) SS
GRUNDY COUNTY)

Docket No. (Sale No.) 24-0178(1)
Court No. EQCV060188

Special Execution

PLAINTIFF : THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2005-2, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-2

vs.

DEFENDANT : Chad J. Winkler a/k/a Chad Winkler; Jenny L. Eckhart f/k/a Jenny L. Winkler a/k/a Jenny Winkler; Hauge Associates, Inc.; LVNV Funding LLC; Midland Credit Management, Inc.; U.S. Bank National Association, not in its individual capacity, but solely as Trustee of NRZ Recovery Trust; Unknown Spouse (if any) of Chad J. Winkler a/k/a Chad Winkler; Unknown Spouse (if any) of Jenny L. Eckhart f/k/a Jenny L. Winkler a/k/a Jenny Winkler; 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) Real Estate Property to satisfy the judgment. The property to be sold is:

LOT 6 IN BLYTHE'S ADDITION IN THE CITY OF CONRAD, GRUNDY COUNTY, IOWA.

Street Address 205 North Wilhelm Street, Conrad, IA 50621

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
08/13/2024	10:00 AM	Grundy County Sheriff's Office 705 8th Street, Grundy Center-Ia 50638 Phone (319)824-6933

Homestead: Defendant is advised that if the described real estate includes the homestead (which must not exceed 1/2 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.

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
\$156,440.22		PLUS	4.125% of \$89,725.04 from 08/01/2021 = \$11,235.30	Chris Irk (312) 360-9455

Date	Sheriff	Deputy
06/06/2024	Kirk A. Dolleslager	By: Chief Deputy Zach Tripp