

MARION COUNTY SHERIFF  
LAW ENFORCEMENT CENTER  
211 N. GODFREY LANE  
KNOXVILLE, IA 50138  
641-828-2220

## SHERIFF SALE NOTICES

The enclosed Sheriff Sale Notices are for public informational purposes only and are not to be construed to be official documentation intended to fulfill any legal posting or notification requirements. Official documentation is posted at the Marion County Courthouse, the Knoxville Post Office, Knoxville City Hall, and published in the Journal-Express.

It is strongly suggested that all interested and involved parties closely read the following page titled "Sheriff Sale Procedures".

Click inside the **RED rectangle** surrounding the legal description and/or property address on each notice to open the Parcel Report for the individual property on the Marion County Assessor's web site for property tax, assessed value, and purchase history information.

Click on the Bookmarks icon if the Bookmarks panel does not automatically open to the left of this document.

## **Sheriff Sale Procedures for Real Estate**

The Marion County Sheriff's Office strongly suggest that any potential purchaser of any property to be sold at Sheriff's Sale contact an attorney prior to the sale with any questions they might have regarding the purchase of the property.

Any and all real estate property sales held at Sheriff's Sale are considered "Buyer Beware" and as such, the Marion County Sheriff's Office makes no guarantee that the property will be sold with a clear deed and title. It is the sole responsibility of any potential buyer(s) to research any risk that may be associated with the purchase of real property at Sheriff's Sales.

The Marion County Sheriff's Office will not accept personal checks for the purchase of real estate property sold at Sheriff's Sale. If you are an interested bidder, you must provide the Sheriff or Deputy conducting the sale a letter of credit from your bank at the time of your bid. This letter must be on bank letterhead, signed by a bank officer and must include an amount equal to the highest limit allowed for you to bid on the property. If you are the highest bidder, you will then need to return to the bank and get a certified check in the exact amount of your bid. Certified checks must be received at the Sheriff's office by 4:00 p.m. the same day as the sale.

Copies of the Notice of Sheriff's Sale and Levy must be posted at least four weeks prior to the sale. Notices are posted at the Marion County Courthouse, Knoxville City Hall and the Knoxville Post Office. Copies may be obtained at the Marion County Sheriff's office during regular office hours or may be printed from this website. Each Notice is also published twice in the Knoxville Journal Express newspaper, with the first publication being at least four weeks prior to the date of the sale and the second publication the following week.

If the property to be sold is subject to redemption, a certificate of purchase containing a description of the property and the amount paid by the purchaser will be issued to the purchaser. A Sheriff's Deed will not be issued to the purchaser until the redemption period has expired and then only in the event that no redemption was made. If there is no redemption period, a Sheriff's Deed will be issued to the purchaser. It is the purchaser's responsibility to record the deed after the sale.

Sheriff's fees will be paid out of the proceeds of the sale if the property is purchased by anyone other than the mortgage holder.

## MARION COUNTY SHERIFF'S OFFICE

## SALE LISTINGS

Case Name	Property Address	Sale Date	Approx Amt	Redemption	Attorney	Phone
PENNYMAC L vs MORGAN N O	302 S JEFFERSON STREET, PLEASANTVILLE, IOWA 50225	08/08/2017	99,275.48	NONE	MATTHEW E. LAUGHLIN	(515)288-2500
CITIMORTGA vs RODNEY LEW	606 W ROCK ISLAND STREET, KNOXVILLE, IOWA 50138	09/12/2017	89,892.89	NONE	C. ANTHONY CRNIC	(319)234-2530
WELLS FARG vs JEFFREY L	2389 103RD AVENUE, COLUMBIA, IOWA 50057	09/12/2017	46,790.04	NONE	DAVID M. ERICKSON	(515)288-2500
US BANK NA vs SCOTT J GU	1802 NEVADA DRIVE, KNOXVILLE, IOWA 50138	09/12/2017	199,787.64	NONE	DAVID M. ERICKSON	(515)288-2500

Updated: 7/19/2017

## PLEASE NOTE:

The "Approx. Amount" is only approximate. The mortgage company can bid a higher amount than I have listed. This can happen for a number of reasons. The mortgage company can incur further costs after the actual sheriff sale has been set up such as insurance, upkeep and/or maintenance on the property, and taxes, to name a few. Just remember the "Approx Amount" is not a final amount. PLEASE NOTE: You might want to contact the sheriff's office the day of the sale or a day prior to the sale to make sure that the property you are interested in is still going to be sold at the sheriff's sale. Some sales get cancelled or postponed for various reasons.

**Notice of Sheriff's Levy and Sale  
IN THE IOWA DISTRICT COURT IN AND FOR MARION COUNTY**

STATE OF IOWA  
MARION COUNTY

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Iowa District Court Marion County

Case #: EQCV095950

Civil #: 17-000877

PENNYMAC LOAN SERVICES, LLC  
VS  
MORGAN N OSTENDORF, IN REM

- Special Execution
- General Execution
- Other

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
- Personal Property
- Described Below
- On attached sheet:

To satisfy the judgment. The Property to be sold is

THE NORTH 95 FEET OF LOT 27 IN THE SURVEY AND SUBDIVISION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 76 NORTH, RANGE 21 WEST OF THE 5TH PM, EXCEPT THE EAST 119 FEET THEREOF.

Property Address: 302 S JEFFERSON STREET, PLEASANTVILLE, IOWA 50225

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

Sale Date    Sale Time    Place of Sale

08/08/2017    11:00    MARION CO LAW ENFORCEMENT CENTER, 211 N GODFREY LANE, KNOXVILLE, IA 50138

- 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 .
- Redemption: After the sale of real estate, defendant may redeem the property within \_\_\_\_\_
- 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 acceptable.

Judgment Amount	Costs	Accruing Costs	Interest	Sheriff's Fees	Attorney
\$88,733.63	\$3,796.91	PLUS	\$6,688.21	Pending	MATTHEW E. LAUGHLIN
Date					215 10TH ST SUITE 1300
06/14/2017	MARION COUNTY SHERIFF	_____			DES MOINES, IA 50309
					(515)288-2500

**Notice of Sheriff's Levy and Sale  
IN THE IOWA DISTRICT COURT IN AND FOR MARION COUNTY**

STATE OF IOWA  
MARION COUNTY

}

Iowa District Court Marion County

Case #: **EQCV096286**

Civil #: **17-001015**

CITIMORTGAGE, INC, SUCCESSOR BY MERGER TO ABN AMRO  
MORTGAGE GROUP, INC  
VS

**RODNEY LEWIN, KAREN LEWIN**, AND WELLS FARGO BANK NA, IN REM

- Special Execution
- General Execution
- Other

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
- Personal Property
- Described Below
- On attached sheet:

To satisfy the judgment. The Property to be sold is

ALL OF BLOCK 23 IN JONES' PART OF BAKERS AND JONES ADDITION TO THE CITY OF KNOXVILLE, EXCEPT THE COAL UNDERLYING SAID PREMISES TOGETHER WITH THE RIGHT TO MINE AND REMOVE THE SAME, AND ALL OF BLOCK 23 IN BAKER'S PART OF SAID ADDITION, ACCORDING TO THE RECORDED PLAT THEROF.

Property Address: **606 W ROCK ISLAND STREET, KNOXVILLE, IOWA 50138**

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

Sale Date    Sale Time    Place of Sale

**09/12/2017    11:00    MARION CO LAW ENFORCEMENT CENTER, 211 N GODFREY LANE, KNOXVILLE, IA 50138**

- 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 .
- Redemption: After the sale of real estate, defendant may redeem the property within \_\_\_\_\_
- 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 acceptable.

Judgment Amount	Costs	Accruing Costs	Interest	Sheriff's Fees	Attorney
\$79,874.57	\$4,641.57	PLUS	\$5,376.75	Pending	C. ANTHONY CRNIC
Date					925 E 4TH ST
07/19/2017	MARION COUNTY SHERIFF	_____			WATERLOO, IA 50703
					(319)234-2530

**Notice of Sheriff's Levy and Sale**  
**IN THE IOWA DISTRICT COURT IN AND FOR MARION COUNTY**

STATE OF IOWA  
 MARION COUNTY

}

Iowa District Court Marion County

Case #: **EQCV096150**

Civil #: **17-001016**

WELLS FARGO BANK NA  
 VS

**JEFFREY L VERSCHUURE AKA JEFFERY L VERSCHUURE; SPOUSE OF  
 JEFFREY L VERSCHUURE AKA JEFFERY L VERSCHUURE A/K/A NAOMI  
 BINNS A/K/A NAOMI VERSCHUURE; CAPITAL ONE BANK (USA), NA, IN  
 REM**

- Special Execution
- General Execution
- Other

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
- Personal Property
- Described Below
- On attached sheet:

To satisfy the judgment. The Property to be sold is

LOT 10 OF THE SURVEY AND SUBDIVISION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 27, TOWNSHIP 74 NORTH, RANGE 20 WEST OF THE 5TH PM, ACCORDING TO PLAT THEREOF RECORDED IN BOOK 4, PAGE 82, IRREGULAR SURVEYS RECORD.

Property Address: **2389 103RD AVENUE, COLUMBIA, IOWA 50057**

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

Sale Date    Sale Time    Place of Sale

**09/12/2017    11:00    MARION CO LAW ENFORCEMENT CENTER, 211 N GODFREY LANE, KNOXVILLE, IA 50138**

- 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 .
- Redemption: After the sale of real estate, defendant may redeem the property within \_\_\_\_\_
- 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 acceptable.

Judgment Amount	Costs	Accruing Costs	Interest	Sheriff's Fees	Attorney
\$40,061.40	\$3,710.37	PLUS	\$3,018.27	Pending	DAVID M. ERICKSON 215 10TH ST SUITE 1300 DES MOINES, IA 50309 (515)288-2500
Date					
07/19/2017	MARION COUNTY SHERIFF				

**Notice of Sheriff's Levy and Sale  
IN THE IOWA DISTRICT COURT IN AND FOR MARION COUNTY**

STATE OF IOWA  
MARION COUNTY

}

Iowa District Court Marion County

Case #: **EQCV096199**

Civil #: **17-001032**

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP  
MORTGAGE LOAN TRUST 2006-WFHE3, ASSET-BACKED  
PASS-THROUGH CERTIFICATES, SERIES 2006-WFHE3  
VS

**SCOTT J GUITER; MICHELLE GUITER;** MIDLAND FUNDING LLC, IN REM

- Special Execution
- General Execution
- Other

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
- Personal Property
- Described Below
- On attached sheet:

To satisfy the judgment. The Property to be sold is

THE NE 1/4 OF THE NE 1/4 OF SECTION 14, TOWNSHIP 75 NORTH, RANGE 19 WEST OF THE 5TH PM.

Property Address: **1802 NEVADA DRIVE, KNOXVILLE, IOWA 50138**

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

Sale Date    Sale Time    Place of Sale

**09/12/2017    11:00    MARION CO LAW ENFORCEMENT CENTER, 211 N GODFREY LANE, KNOXVILLE, IA 50138**

- 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 .
- Redemption: After the sale of real estate, defendant may redeem the property within \_\_\_\_\_
- 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 acceptable.

Judgment Amount	Costs	Accruing Costs	Interest	Sheriff's Fees	Attorney
\$183,468.60	\$8,614.29	PLUS	\$7,704.75	Pending	DAVID M. ERICKSON 215 10TH ST SUITE 1300 DES MOINES, IA 50309 (515)288-2500
Date					
07/19/2017	MARION COUNTY SHERIFF				

## MARION COUNTY SHERIFF'S OFFICE

## SHERIFF SALE RESULTS

Sale Date	Property Address	Case Number	Purchase Price	Buyer
06/28/2016	401 E MAIN STREET, KNOXVILLE, IOWA 50138	EQEQ009192	\$94,142.16	FIRST IOWA STATE BANK
07/12/2016	514 E DOUGLAS STREET, KNOXVILLE, IA 50138	EQCV095608	\$32,040.00	EMBRACE HOME LOANS INC
07/19/2016	2477 HIGHWAY G71, BUSSEY, IOWA 50044	EQCV095588	\$30,200.00	FEDERAL NATIONAL MORTGAGE ASSOCIATION
07/26/2016	1628 LISBON DRIVE, KNOXVILLE, IOWA 50138	EQCV095621	\$141,070.00	REO ASSET MANAGEMENT COMPANY LLC
08/02/2016	827 115TH PLACE, KNOXVILLE, IOWA 50138	EQCV095816	\$48,951.00	ANTHONY & PATRICIA MCDONALD
08/02/2016	303 S. ROCHE STREET, KNOXVILLE, IOWA 50138	EQCV095847	\$24,840.00	JPMORGAN CHASE BANK NATIONAL ASSOCIATION
08/02/2016	207 UNION STREET, PELLA, IOWA 50219	EQCV095815	\$60,660.00	REO ASSET MANAGEMENT COMPANY LLC
09/20/2016	1794 POLK STREET, KNOXVILLE, IA 50138	EQCV095795	\$38,142.80	WELLS FARGO BANK NA
09/27/2016	506 S JEFFERSON ST, PLEASANTVILLE, IA 50225	EQCV095807	\$83,490.00	US BANK NATIONAL ASSOCIATION
10/18/2016	1114 UPTON ST, COLUMBIA, IOWA 50057	EQCV095888	\$72,442.00	COMMUNITY 1ST CREDIT UNION
10/18/2016	1010 NORTH ROCHE STREET, KNOXVILLE, IOWA 50138	EQCV095545	\$90,780.00	QUICKEN LOANS INC
11/29/2016	414 W. ROCK ISLAND STREET, KNOXVILLE, IOWA 50138	EQCV095899	\$8,900.00	DITECH FINANCIAL LLC
01/17/2017	511 SOUTH HIGHWAY 5, PLEASANTVILLE IA, 50225	EQCV095344	\$62,480.00	JPMORGAN CHASE BANK N.A.
04/11/2017	1604 W PLEASANT, KNOXVILLE, IOWA 50138	EQCV096023	\$47,001.00	TRI STATE VENTURES INC
04/11/2017	1782 F AVENUE, KNOXVILLE, IOWA 50138	EQCV096034	\$30,530.00	MIDFIRST BANK
04/11/2017	1301 W. DESMONT DRIVE, KNOXVILLE, IA 50138	EQCV096050	\$29,417.50	WELLS FARGO BANK NA
04/11/2017	410 S. 3RD, KNOXVILLE, IA 50138	EQCV096044	\$24,140.00	WELLS FARGO BANK NA
04/18/2017	1778 B AVENUE, KNOXVILLE, IOWA 50138	EQCV095854	\$31,240.00	WESTSTAR MORTGAGE CORPORATION
05/09/2017	1730 INWOOD DRIVE, KNOXVILLE, IA 50138	EQCV095958	\$33,000.00	KARL V. SCHMIDT & JENNIFER R. SCHMIDT

Updated: 6/14/2017