

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
THE BANK O vs JIMMIE R.	314 SOUTH HENRY, KNOXVILLE, IA 50138	04/30/2019	87,201.46	NONE	BENJAMIN W. HOPKINS	(515)222-9400
PACIFIC UN vs KERRY NICH	1710 MCKAY DRIVE, KNOXVILLE, IA 50138	CANCELLED	250,900.21	NONE	BRYAN M. LOYA	(515)223-7325
RURAL HOUS vs STEVEN E.	720 E. WASHINGTON, KNOXVILLE, IA 50138	04/30/2019	130,806.89	NONE	C. ANTHONY CRNIC	(319)234-2530
RURAL HOUS vs JOHN W. CA	706 S. FIRST STREET, KNOXVILLE, IA 50138	05/21/2019	135,109.33	NONE	C. ANTHONY CRNIC	(319)234-2530
UNITED STA vs MICHAEL F.	171 TERRACE DRIVE, OTLEY, IA 50214	05/21/2019	243,170.37	NONE	MITCHELL L TAYLOR	(319)752-4537
UNITED STA vs CARLEY J.	514 SOUTH 4TH STREET, KNOXVILLE, IA 50138	05/21/2019	163,021.63	NONE	MITCHELL L. TAYLOR	(319)752-4537

Updated: 4/11/2019

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

}

Iowa District Court Marion County

Case #: **EQCV096470**

Civil #: **19-000255**

THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES TRUST 2007-1, ASSET-BACKED CERTIFICATES, SERIES 2007-1
VS

JIMMIE R. MEADOR AKA JIMMIE MEADOR, TAMMI L. MEADOR AKA TAMMI MEADOR, CREDIT BUREAU SERVICES OF IOWA INC. AND H&R ACCOUNTS INC., 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 IN BLOCK 3 IN BITTENBENDER AND AYRES ADDITION TO THE CITY OF KNOXVILLE, IOWA.

Property Address: **314 SOUTH HENRY, KNOXVILLE, IA 50138**

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

Sale Date Sale Time Place of Sale

04/30/2019 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 BENJAMIN W. HOPKINS 1350 NW 138TH ST, STE 100 CLIVE, IA 50325 (515)222-9400
\$66,672.41	\$9,245.66	PLUS	\$11,214.39	Pending	
Date					
03/20/2019	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 #: EQCV096522

Civil #: 19-000327

PACIFIC UNION FINANCIAL, LLC
VS

KERRY NICHOLS; AMIE NICHOLS; PARTIES IN POSSESSION; 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

SITUATED IN THE CITY OF KNOXVILLE, COUNTY OF MARION, STATE OF IOWA. LOT 12 IN DEERFIELD SUBDIVISION, PLAT 1 TO THE CITY OF KNOXVILLE, IA.

AND BEING MORE CORRECTLY DESCRIBED AS: LOT 12 IN DEERFIELD SUBDIVISION, PLAT 1 TO THE CITY OF KNOXVILLE, MARION COUNTY, IOWA.

CANCELLED

Property Address: 1710 MCKAY DRIVE, KNOXVILLE, IA 50138

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

Sale Date Sale Time Place of Sale

04/30/2019 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
\$235,990.03	\$3,826.14	PLUS	\$10,842.61	Pending	BRYAN M. LOYA
Date					1401 50TH ST STE 100
03/20/2019	MARION COUNTY SHERIFF	_____			WEST DES MOINES, IA 50266
					(515)223-7325

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 #: EQCV096844

Civil #: 19-000328

RURAL HOUSING SERVICE, U.S. DEPARTMENT OF AGRICULTURE
 VS

STEVEN E. PRIEST AND SPOUSE OF STEVEN E. PRIEST; 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

PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 7, TOWNSHIP 75 NORTH, RANGE 19 WEST OF THE 5TH P.M. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 56 RODS NORTH AND 270 FEET EAST OF THE SOUTHWEST CORNER THEREOF, THENCE EAST 60 FEET, THENCE SOUTH 154.98 FEET THENCE WEST 60 FEET, THENCE NORTH 154.98 FEET TO THE POINT OF BEGINNING.

Property Address: 720 E. WASHINGTON, KNOXVILLE, IA 50138

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

Sale Date Sale Time Place of Sale

04/30/2019 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
\$66,276.81	\$34,679.14	PLUS	\$29,807.44	Pending	C. ANTHONY CRNIC
Date					925 E 4TH ST
03/20/2019	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 #: EQCV096840

Civil #: 19-000394

RURAL HOUSING SERVICE, U.S. DEPARTMENT OF AGRICULTURE
 VS

JOHN W. CAPRON, III, AND SPOUSE OF JOHN W. CAPRON, III, 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

PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 75 NORTH, RANGE 19 WEST OF THE 5TH P.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 103 FEET SOUTH AND 150 FEET EAST OF THE NORTHWEST CORNER OF SAID 1/4 1/4, THENCE EAST 140 FEET, THENCE SOUTH 60 FEET, THENCE WEST 140 FEET, THENCE NORTH 60 FEET TO THE POINT OF BEGINNING.

Property Address: 706 S. FIRST STREET, KNOXVILLE, IA 50138

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

Sale Date	Sale Time	Place of Sale
05/21/2019	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
\$72,129.00	\$29,245.67	PLUS	\$33,734.66	Pending	C. ANTHONY CRNIC
Date					925 E 4TH ST
04/05/2019	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 #: EQCV096766

Civil #: 19-000424

UNITED STATES OF AMERICA ACTING THROUGH RURAL HOUSING
SERVICE, UNITED STATES DEPARTMENT OF AGRICULTURE
VS

MICHAEL F. MOFFATT, SR., KATASCHA L. CONNER, F/K/A KATASCHA L.
MOFFATT, AND PARTIES IN POSSESSION, 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 FORTY-FIVE (45) AND LOT FORTY-SIX (46), EXCEPT PARCEL B THEREOF, ACCORDING TO PLAT OF SURVEY RECORDED IN BOOK 251, PAGE 307, DEED RECORD; ALL IN "PARK HILLS SUB-DIVISION PLAT 1", A SUBDIVISION OF PART OF THE SOUTH 3/4 OF SECTION 28 AND PART OF THE N 1/2 OF SECTION 33, IN TOWNSHIP 77 NORTH, RANGE 19 WEST OF THE 5TH P.M., ACCORDING TO PLAT THEREOF RECORDED IN BOOK 94, PAGE 185, LAND DEED RECORD.

Property Address: 171 TERRACE DRIVE, OTLEY, IA 50214

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

Sale Date Sale Time Place of Sale

05/21/2019 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
\$177,065.24	\$36,333.55	PLUS	\$29,771.58	Pending	MITCHELL L TAYLOR
Date					420 N ROOSEVELT AVE STE 110
04/11/2019	MARION COUNTY SHERIFF				BURLINGTON, IA 52601
					(319)752-4537

**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 #: EQCV096771

Civil #: 19-000425

UNITED STATES OF AMERICA ACTING THROUGH RURAL HOUSING
SERVICE, UNITED STATES DEPARTMENT OF AGRICULTURE
VS

CARLEY J. DEMOSS, SPOUSE OF CARLEY J. DEMOSS, AMBER D.
WALLACE, SPOUSE OF AMBER D. WALLACE, LVNV FUNDING, LLC, IOWA
DEPARTMENT OF HUMAN SERVICES, CREDIT ACCEPTANCE
CORPORATION AND PARTIES IN POSSESSION, 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 S 1/2 OF THE SE 1/4 OF BLOCK 45 IN THE CITY OF KNOXVILLE, IOWA.

Property Address: 514 SOUTH 4TH STREET, KNOXVILLE, IA 50138

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

Sale Date Sale Time Place of Sale

05/21/2019 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 MITCHELL L. TAYLOR 420 N ROOSEVELT AVE STE 110 BURLINGTON, IA 52601 (319)752-4537
\$105,481.93	\$31,270.11	PLUS	\$26,269.59	Pending	
Date	MARION COUNTY SHERIFF				
04/11/2019					

MARION COUNTY SHERIFF'S OFFICE

SHERIFF SALE RESULTS

Sale Date	Property Address	Case Number	Purchase Price	Buyer
05/08/2018	903 ORCHARD STREET, DALLAS, IA 50062	EQCV096406	\$40,671.11	US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CRMSI REMIC SERIES 2006-02-REMIC PASS-THROUGH CERTIFICATES SERIES 2006-02
05/15/2018	2308 W. LARSON STREET, KNOXVILLE, IA 50138	EQCV095954	\$120,800.00	JERRY USOVSKY
06/19/2018	2421 192ND PLACE, HAMILTON, IOWA 50116	EQCV096106	\$50,000.00	SCOTT W BEARY
08/28/2018	103 E JASPER STREET, PLEASANTVILLE, IA 50225	EQCV096642	\$81,100.00	TRI STATE VENTURES INC
11/06/2018	701 S. 4TH STREET, KNOXVILLE, IOWA 50138	EQCV096700	\$65,550.00	PENNYMAC LOAN SERVICES LLC
11/13/2018	813 EAST WASHINGTON STREET, KNOXVILLE, IOWA 50138	EQCV096691	\$54,408.78	FEDERAL NATIONAL MORTGAGE ASSOCIATION
01/29/2019	1618 W. JACKSON STREET, KNOXVILLE, IA 50138	EQCV096690	\$115,731.00	TRI STATE VENTURES INC
02/26/2019	1406 W. GRANDVIEW DRIVE, KNOXVILLE, IOWA 50138	EQCV096730	\$137,843.00	EBBO EASTERN MANAGEMENT GROUP LLC
03/05/2019	706 W. JACKSON STREET, KNOXVILLE, IOWA 50138	EQCV096566	\$62,480.00	QUICKEN LOANS INC
03/05/2019	1107 S. CLARK STREET, PELLA, IA 50219	EQCV096822	\$97,491.07	WELLS FARGO BANK NA

Updated: 4/11/2019