

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 M | 314 SOUTH HENRY STREET, KNOXVILLE, IOWA 50138 | CANCELLED | 85,548.08 | NONE | BENJAMIN W. HOPKINS | (515)222-9400 |
| THE MONEY vs ALLEN SAFF | 1294 ILLINOIS DRIVE, KNOXVILLE, IOWA 50138 | CANCELLED | 152,321.21 | NONE | BRYAN M. LOYA | (515)223-7325 |
| WELLS FARG vs MICHAEL J. | 1618 W. JACKSON STREET, KNOXVILLE, IA 50138 | 01/29/2019 | 128,555.17 | NONE | DAVID M. ERICKSON | (515)288-2500 |
| USAA FEDER vs DAVID BALO | 1406 W. GRANDVIEW DRIVE, KNOXVILLE, IOWA 50138 | 02/26/2019 | 173,703.86 | NONE | C. ANTHONY CRNIC | (319)234-2530 |

Updated: 12/13/2018

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 #: EQCV096668

Civil #: 18-001262

THE MONEY SOURCE INC
VS

ALLEN SAFFELL A/K/A ALLEN T. SAFFELL; PARTIES IN POSSESSION;
UNKNOWN SPOUSE, IF ANY, OF ALLEN SAFFELL; EXPRESS SIGNS &
GRAPHICS; LVNV FUNDING LLC AS SUCCESSOR IN INTEREST TO
CREDIT ONE 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

PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 76 NORTH, RANGE 20 WEST OF THE 5TH PM DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 334.3 FEET WEST OF THE NORTHEAST CORNER THEREOF, THENCE WEST 180 FEET, THENCE SOUTH 484 FEET, THENCE EAST 180 FEET, THENCE NORTH 484 FEET TO THE POINT OF BEGINNING.

CANCELLED

Property Address: 1294 ILLINOIS 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

11/13/2018 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 |
| \$140,802.75 | \$4,148.60 | PLUS | \$7,099.93 | Pending | BRYAN M. LOYA |
| Date | | | | | 1401 50TH ST STE 100 |
| 10/02/2018 | 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 #: **EQCV096690**

Civil #: **18-001562**

WELLS FARGO BANK, N.A.
VS

MICHAEL J. STUART; LISA STUART; H & R ACCOUNTS, INC.; 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 20 IN WEST RIDGE 2ND ADDITION, PLAT 3, AN ADDITION TO THE CITY OF KNOXVILLE, IOWA.

Property Address: **1618 W. JACKSON 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

01/29/2019 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 |
| \$116,571.43 | \$5,701.09 | PLUS | \$6,282.65 | Pending | DAVID M. ERICKSON 215 10TH ST SUITE 1300 DES MOINES, IA 50309 (515)288-2500 |
| Date | | | | | |
| 12/13/2018 | 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 #: **EQCV096730**

Civil #: **18-001586**

USAA FEDERAL SAVINGS BANK
 VS

DAVID BALOG, JENNIFER BALOG, AND SPOUSE OF JENNIFER BALOG,
 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 56 OF PLAT 2, WEST RIDGE 2ND ADDITION, AN ADDITION TO THE CITY OF KNOXVILLE, IOWA.

Property Address: **1406 W. GRANDVIEW 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

02/26/2019 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 |
| \$164,507.46 | \$2,055.52 | PLUS | \$7,140.88 | Pending | C. ANTHONY CRNIC |
| Date | | | | | 925 E 4TH ST |
| 12/13/2018 | MARION COUNTY SHERIFF | _____ | | | WATERLOO, IA 50703 |
| | | | | | (319)234-2530 |

MARION COUNTY SHERIFF'S OFFICE

SHERIFF SALE RESULTS

| Sale Date | Property Address | Case Number | Purchase Price | Buyer |
|------------|---|-------------|----------------|--|
| 01/23/2018 | 360 GENEVA DRIVE, PLEASANTVILLE, IOWA 50225 | EQCV096147 | \$102,810.00 | JPMORGAN CHASE BANK,NATIONAL ASSOCIATION |
| 04/03/2018 | 801 GRAND STREET, MELCHER, IOWA 50163 | EQCV095895 | \$136,400.00 | US BANK NATIONAL ASSOCIATION,AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-AHL1 |
| 04/10/2018 | 109 SW F ST, MELCHER, IOWA 50163 | EQCV096465 | \$53,614.93 | WELLS FARGO BANK NA |
| 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 |

Updated: 12/13/2018