

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
IOWA BANKE vs CHAD B. RE	304 LAWSON STREET TRACY, IOWA 50256	11/06/2018	55,330.26	NONE	KRYSTLE L CAMPA	(515)288-2500
IOWA BANKE vs ZACK S. VE	914 WEST LARSON, KNOXVILLE, IA 50138	CANCELLED	29,763.86	NONE	KRYSTLE L. CAMPA	(515)288-2500
PENNYMAC L vs MICHAEL JO	701 S. 4TH STREET, KNOXVILLE, IOWA 50138	11/06/2018	104,995.59	NONE	MATTHEW E. LAUGHLIN	(515)288-2500
SUN WEST M vs WEST MORT	1107 HIGHWAY S71, KNOXVILLE, IOWA 50138	CANCELLED	250,247.86	NONE	C. ANTHONY CRNIC	(319)234-2530
MUTUAL OF vs CLYDE GULL	813 EAST WASHINGTON STREET, KNOXVILLE, IOWA 50138	11/13/2018	54,348.00	NONE	BENJAMIN W. HOPKINS	(515)222-9400
THE MONEY vs ALLEN SAFF	1294 ILLINOIS DRIVE, KNOXVILLE, IOWA 50138	01/09/2019	152,128.37	NONE	BRYAN M. LOYA	(515)223-7325

Updated: 10/31/2018

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

}

Iowa District Court Marion County

Case #: **EQCV096672**

Civil #: **18-001237**

IOWA BANKERS MORTGAGE CORPORATION
 VS

CHAD B. REED; 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 2 IN BLOCK 4 IN PLEASANTVIEW ADDITION TO THE TOWN OF TRACY, IOWA.

Property Address: **304 LAWSON STREET TRACY, IOWA 50256**

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

Sale Date Sale Time Place of Sale

11/06/2018 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
\$48,306.43	\$4,352.27	PLUS	\$2,607.58	Pending	KRYSTLE L CAMPA
Date					4201 WESTOWN PKWY, STE 300
09/27/2018	MARION COUNTY SHERIFF	_____			WEST DES MOINES, IA 50266
					(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 #: EQCV096686

Civil #: 18-001238

IOWA BANKERS MORTGAGE CORPORATION
VS

ZACK S. VERNON A/K/A ZACKORY VERNON; 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

LOTS 41 AND 42 IN FAIRMEADOWS ADDITION TO THE CITY OF KNOXVILLE, IOWA.

Cancelled

Property Address: 914 WEST LARSON, 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

11/06/2018 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
\$25,835.21	\$2,626.60	PLUS	\$1,120.05	Pending	KRYSTLE L. CAMPA 4201 WESTOWN PKWY, STE 300 WEST DES MOINES, IA 50266 (515)288-2500
Date					
09/27/2018	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 #: **EQCV096700**

Civil #: **18-001240**

PENNYMAC LOAN SERVICES, LLC
VS

MICHAEL JOHN ANTHONY SHELburn; HAILEY NICOLE SHELburn; 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 NORTH 65 FEET OF BLOCK 7, EXCEPT THE WEST 174 FEET THEREOF, AND THE NORTH 65 FEET OF BLOCK 8, EXCEPT THE EAST 160 FEET THEREOF; ALL IN SOUTH KNOXVILLE, IOWA, SOMETIMES KNOWN AS ELDRIDGE'S ADDITION TO THE CITY OF KNOXVILLE, IOWA.

Property Address: **701 S. 4TH 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

11/06/2018 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
\$98,984.05	\$2,255.38	PLUS	\$3,702.66	Pending	MATTHEW E. LAUGHLIN
Date					215 10TH ST SUITE 1300
09/27/2018	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 #: **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.

Rescheduled to 01/09/2019

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 #: EQCV096717

Civil #: 18-001263

SUN WEST MORTGAGE COMPANY, INC. VS. JAMES G. LAWSON, JILL JEANNINE LAWSON, HORIZON FEDERAL SAVINGS BANK, MORTGAGE ELECTRIC REGISTRATION SYSTEMS AS NOMINEE FOR WATERSTONE MORTGAGE 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 SOUTH 285 FEET OF THE NORTH 570 FEET OF THE EAST 1500 FEET OF THE N 1/2 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 76 NORTH, RANGE 19 WEST OF THE 5TH PM.

CANCELLED

Property Address: 1107 HIGHWAY S71, 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
\$237,299.81	\$6,488.99	PLUS	\$6,256.06	Pending	C. ANTHONY CRNIC
Date					925 E 4TH ST
10/02/2018	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 #: **EQCV096691**

Civil #: **18-001289**

MUTUAL OF OMAHA BANK
VS

CLYDE GULLION II 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 10 AND THE W 1/2 OF LOT 11 IN BLOCK 2 IN MATHEWS NEW ADDITION TO THE CITY OF KNOXVILLE, IOWA.

Property Address: **813 EAST WASHINGTON 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

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
\$48,239.15	\$3,968.05	PLUS	\$1,953.30	Pending	BENJAMIN W. HOPKINS
Date					1350 NW 138TH ST, STE 100
10/08/2018	MARION COUNTY SHERIFF	_____			CLIVE, IA 50325
					(515)222-9400

MARION COUNTY SHERIFF'S OFFICE

SHERIFF SALE RESULTS

Sale Date	Property Address	Case Number	Purchase Price	Buyer
CANCELLED	201 HIGH STREET, HARVEY, IA 50119	EQCV094369	\$60,031.53	WILMINGTON SAVINGS FUND SOCIETY FSB AS TRUSTEE OF UPLAND MORTGAGE LOAN TRUST A
10/31/2017	801 E. ROBINSON, KNOXVILLE, IOWA 50138	EQCV096165	\$35,675.00	EBBO EASTERN MANAGEMENT LLC
10/31/2017	506 S FIRST STREET, KNOXVILLE, IA 50138	EQCV096242	\$32,504.00	EBBO EASTERN MANAGEMENT LLC
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

Updated: 10/3/2018