

**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 #: **EQCV098759**

Civil #: **24-001075**

LAKEVIEW LOAN SERVICING, LLC  
VS

TONYA L. PEARSON, UNITED STATES OF AMERICA ACTING THROUGH  
RURAL HOUSING SERVICE, UNITED STATES DEPARTMENT OF  
AGRICULTURE 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

ONE SQUARE ACRE IN THE NORTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 35,  
TOWNSHIP 76 NORTH, RANGE 19 WEST OF THE 5TH P.M.

Property Address: **1798 HIGHWAY T15, 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
<b>01/28/2025</b>	<b>11:00</b>	<b>MARION CO LAW ENFORCEMENT CENTER, 211 N GODFREY LANE, KNOXVILLE, IA 50138</b>

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 1 YEAR

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
\$141,544.49	\$6,415.25	PLUS	\$9,334.47	Pending	BENJAMIN W. HOPKINS 1350 NW 138TH ST, STE 100 CLIVE, IA 50325 (515)222-9400
Date					
01/22/2025	MARION COUNTY SHERIFF				