

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA

SS:

SPECIAL EXECUTION

IOWA DISTRICT COURT

COURT CASE # EQCV025767

FREMONT COUNTY

FREMONT COUNTY

IDAHO HOUSING AND FINANCE ASSOCIATION, PLAINTIFF

VS.

BRETT BREWER; COURTNEY BREWER; UNITED STATES OF AMERICA, RURAL HOUSING SERVICE; PARTIES IN POSSESSION; DISCOVER BANK; NEBRASKA FURNITURE MART, INC.; STATE OF IOWA, DEFENDANTS

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 to satisfy the judgment. The property to be sold is described below:

Lot 12 of Lyle Taylor Subdivision, a Resubdivision of Lot 1, Lot 3 of Lot 3 and Lot 4 of Lot 3 of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 26, Township 69 North, Range 42 West of the 5th P.M., in the City of Sidney, Fremont County, Iowa, according to the Plat recorded in the Town Plat Book 2 at page 172

(PROPERTY ADDRESS: 510 Birch Street Sidney, Iowa51652)

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

DATE OF SALE: April 10, 2025 TIME OF SALE: 10:00 a.m.

PLACE OF SALE: Fremont Co. Sheriff's Office, 2814 200th St., Sidney, Iowa

Homestead: Defendant is advised that if the described real estate includes the homestead (which 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 12 months.

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	\$	63,609.72	Interest	\$	2,362.56
Attorney Fees	\$	2,450.00	Process Service	\$	442.00
Escrow Advanced	\$	437.17	Filing Fee – Petition	\$	255.00
Title Commitment / Fee	\$	235.00	Accrued Late Charges	\$	216.72
Property Inspection	\$	90.00	Certified Mail	\$	24.48
First Class Mail	\$	7.59			

Together with the Original & Accrued Costs of Suit

ATTORNEY: RICHARD REINBLATT
402-342-4644 EXT 353

KEVIN AISTROPE, FREMONT COUNTY SHERIFF