

# NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA  
FREMONT COUNTY

SS: SPECIAL EXECUTION

IOWA DISTRICT COURT  
COURT CASE # EQCV025617  
FREMONT COUNTY

LONGBRIDGE FINANCIAL, LLC, PLAINTIFF

VS.

**BRENDA EMERY; CARRIE HARDY; ALL UNKNOWN HEIRS, DEVISEES, OR CLAIMANTS WITH AN INTEREST IN THE PROPERTY OF WAYNE HARDY; UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT; STATE OF IOWA, DEPARTMENT OF REVENUE; UNKNOWN SPOUSE, IF ANY, OF CARRIE HARDY; UNKNOWN SPOUSE, IF ANY, OF WAYNE HARDY; UNKNOWN SPOUSE, IF ANY, OF BRENDA EMERY; PARTIES IN POSSESSION, 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 15 in block 2, in Hiatt's Addition to the city of Sidney, Fremont County, Iowa.**

**(PROPERTY ADDRESS: 1103 Cass Street Sidney, Iowa)**

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

**DATE OF SALE: April 25, 2023 TIME OF SALE: 10:15 a.m.**  
**PLACE OF SALE: Fremont Co. Sheriff's Office, 2814 200<sup>th</sup> 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 \_\_\_\_\_.

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	\$	38,207.91	Interest	\$	11,126.78
MIP	\$	4,797.70	Attorney Fees	\$	2,600.00
Preservations	\$	2,398.01	Taxes	\$	1,253.00
Appraisals	\$	850.00	Process Service	\$	740.00
Insurance	\$	330.00	Filing Fee – Petition	\$	255.00
Property Inspection	\$	210.00	Publication	\$	180.56
Certified Mail	\$	16.80	First Class Mail	\$	3.34

Together with the original and accrued costs of suit  
**Court Costs & Accruing Costs**

**ATTORNEY: ANDREA DYAR**  
**515-233-7325 EXT 363**

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KEVIN AISTROPE, FREMONT COUNTY SHERIFF