## Notice of Sheriff's Levy and Sale IN THE IOWA DISTRICT COURT IN AND FOR CEDAR COUNTY

VERIDIAN CREDIT UNION  VS  JOSHUAD TIDRICK, UNKNOWN SPOUSE OF JOSHUAD TIDRICK, DANYEL LARGE TIDRICK, ANDREAR TIDRICK, STATE OF IOWA, AND PARTIES IN POSSESSION  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 To satisfy the judgment. The Property to be sold is  PARCEL D IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 80  NORTH, RANGE 4 WEST OF THE 5TH PRINCIPAL MERIDIAN, CEDAR COUNTY, IOWA, AS SHOWN IN PLAT BOOK F ON PAGE 7 81 N THE CEDAR COUNTY RECORDER'S OFFICE, TOGETHER WITH AN ACCESS EASEMENT DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL D, THENCE SAST ALONG THE SOUTH LINE OF SAID PARCEL, D, STETENDED, 30 FEET; THENCE MORTH ALONG ALINE PARALLEL TO THE EAST LINE OF SAID PARCEL, D, THE SOUTH LINE OF SAID PARCEL D, TO THE SOUTH LINE OF SAID PARCEL D, TO THE SOUTH LINE OF SAID PARCEL D, THE THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID PARCEL D TO THE POINT OF BEGINNING  PLUS INTEREST @ 4.25% ON \$177,602.10 FROM 4-29-2025 TO 11-4-2025, 189 DAYS \$20.68 PER DAY OR \$3,908.52  Property Address: 221 250TH STREET, WEST BRANCH, IOWA 52358  The described property will be offered for sale at public auction for cash only as follows:  Sale Date Sale Time Place of Sale  11/04/2025 09:00 CEDAR COUNTY LAW ENFORCEMENT CENTER, 711 E SOUTH ST, TIPTON, IA 52772  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 plated and charge the costs to this case.  Redemption: After the sale of real estate, defendant may redeem the property wilthin  This sale not subject to Redemption.	STATE OF IOWA	}	lowa District	Court Cedar County	
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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	Judgment Amount	Costs Accruing Costs	Interest Sheriff's Fees	Attorney	
\$ 190,737.06 \$ 2,137.20 PLUS \$ 0.00 \tag{Pending} KENNETH P NELSON	_	<del>-</del>	\$ 0.00 Pending		
Date WARREN M. WETHINGTON  09/11/2025 CEDAR COUNTY SHERIFF  (319)291-6161					