

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

STATE OF IOWA  
CEDAR COUNTY

}

Iowa District Court Cedar County

Case #: **EQCV037186**

Civil #: **25-000572**

VERIDIAN CREDIT UNION

VS

JOSHUA D TIDRICK, UNKNOWN SPOUSE OF JOSHUA D TIDRICK,  
DANYEL LAREE TIDRICK, ANDREA R TIDRICK, STATE OF IOWA, AND  
PARTIES IN POSSESSION

☒ 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

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 79 IN THE CEDAR COUNTY RECORDER'S OFFICE, TOGETHER WITH AN ACCESS EASEMENT DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL D, THENCE EAST ALONG THE SOUTH LINE OF SAID PARCEL D, IF EXTENDED, 30 FEET; THENCE NORTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID PARCEL D, 300 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID PARCEL D, IF EXTENDED, TO THE EAST LINE OF SAID PARCEL D; THENCE SOUTH ALONG THE EAST 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

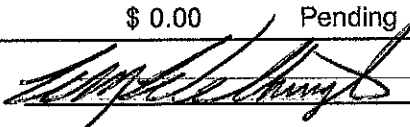
**11/04/2025    09:00    CEDAR COUNTY LAW ENFORCEMENT CENTER, 711 E SOUTH ST, TIPTON, IA 52772**

☐ 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 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
\$ 190,737.06	\$ 2,137.20	PLUS	\$ 0.00	Pending	KENNETH P NELSON
Date					PO BOX 1020
09/11/2025	CEDAR COUNTY SHERIFF				WATERLOO, IA 50704
					(319)291-6161